



Agenda
Gallatin Municipal-Regional Planning Commission
Special-Called Meeting

Monday, July 13, 2015
DR. J. DEOTHA MALONE COUNCIL CHAMBERS

Planning Commission - 5:00 p.m.
CITY HALL

- **Call to Order**
- **Invocation**
- **Pledge of Allegiance**
- **Roll Call**

REGULAR AGENDA

1. **GMRPC Resolution No. 2015-79** **8-688-15**
COOKOUT RESTAURANT; SITE PLAN
COOKOUT RESTAURANTS, INC.

THE OWNER AND APPLICANT REQUEST APPROVAL OF A SITE PLAN TO CONSTRUCT A 1,589 SQUARE FOOT BUILDING ON 0.71 (+/-) ACRE PARCEL ZONED COMMERCIAL SERVICES (CS), LOCATED AT 660 NASHVILLE PIKE.

2. **GMRPC Resolution No. 2015-87** **3-705-15**
FOXLAND CROSSING, PH. 11-16; AMENDED PMDP/FMDP
DEWEY/ESTES

PUBLIC COMMENT

THE OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND PHASES 12 AND 14-16, CONSISTING OF 222 TOWNHOUSE UNITS, THREE (3) COMMERCIAL OUTPARCELS, OPEN SPACE TRACTS, AND 13 RIGHTS-OF-WAYS, ON PROPERTY CONTAINING 55.68 (+/-) ACRES LOCATED SOUTH OF NASHVILLE PIKE AND WEST OF DOUGLAS BEND ROAD.

3. **MOVE TO ADJOURN**

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A SITE PLAN FOR COOK OUT RESTAURANTS TO CONSTRUCT A 1,589 SQUARE FOOT BUILDING ON 0.71 (+/-) ACRE PARCEL, LOCATED AT 660 NASHVILLE PIKE (PC FILE #8-688-15)

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Site Plan submitted by the applicant, Cook Out Restaurants, Inc., at its regular meeting on June 22, 2015 and the special-called meeting on July 13, 2015; and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION has reviewed the application materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff, in the Planning Commission Staff Report, and the evidence and testimony presented during the meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows.

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to T.C.A. § 13-3-413, 13-4-310, and G.Z.O., § 15.03.020:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required*, and Section 11.10.020.E, *Off Street Loading Requirements, Dimensions and Design Standards*, of the Gallatin Zoning Ordinance, with conditions.
2. The Site Plan is consistent with the purpose and intent of the Commercial Services (CS) Zoning District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zoning District.
3. Once completed, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03) Transitional Bufferyard Design Standards (G.Z.O. Section 13.04) and the Parking Area Screening and Landscaping Requirements (Section 13.05).

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves the Site Plan for Cook Out Restaurants, consisting of ten (10) sheets, prepared by Arnold Consulting Engineering Services of Bowling Green, KY, with Job No. L5225, dated with various dates, stamped received June 12, 2015, as amended and with replacement sheets consisting of a one (1) sheet labeled C2 prepared by Arnold Consulting Engineering Services of Bowling

ITEM /

Green, KY, with Job No. L5225, dated April 16, 2015, stamped received July 6, 2015, the Lighting Plan for Cook Out Restaurant prepared by D. Whitley, with Job No. L5225, dated June 11, 2015, the Exterior Elevations, consisting of one (1) sheet labeled A4 prepared by American Modular Technologies, of Liberty, NC, dated June 22, 2015, and the Sign Package for Cook Out Restaurants, consisting of nine (9) sheets, prepared by M & M Signs of Mt. Airy, NC, dated July 2, 2015, stamped received July 2, 2015 with the following conditions:

1. Provide contract agreement to purchase property between Cook Out Restaurants, Inc. (developer) and Peter Wochul Park (property owner) or provide agent letter from property owner.
2. Provide reference on the plans and a copy of access easement utilized for driveway entrance/exit along east property line.
3. Provide a sidewalk connection from public sidewalk to the building.
4. Provide a bicycle parking area with rack/security fixtures per Section 11.08.010 of the Gallatin Zoning Ordinance.
5. Provide additional landscaping along Nashville Pike to comply with bufferyard requirements.
6. Provide stormwater runoff calculations and report detailing the handling of stormwater runoff.
7. Coordinate with City Engineering Department and TDOT, if necessary, to establish driveway access meeting City of Gallatin standards to ensure public safety and revise all plan sheets to indicate final access design.
8. The owner and applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.
9. Submit three (3) corrected folded copies of the Site Plan with final architectural elevations, including one (1) full size and two (2) half size copies, to the Planning Department.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.

PRESENT AND VOTING

AYE:

NAY:

DATED: 07/13/2015

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

ITEM 1

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 1 SUPPLEMENTAL-PLANNING DEPARTMENT STAFF REPORT

Site Plan for Cook Out Restaurants (PC File# 8-688-15)
660 Nashville Pike
Date: July 8, 2015

REQUEST: OWNER AND APPLICANT REQUESTS APPROVAL OF A SITE PLAN TO CONSTRUCT A 1,589 SQUARE FOOT BUILDING ON 0.71 (+/-) ACRE PARCEL ZONED COMMERCIAL SERVICES (CS), LOCATED AT 660 NASHVILLE PIKE.

OWNER: PETER WOOCHUL PARK
APPLICANT: COOK OUT RESTAURANTS, INC.
STAFF RECOMMENDATION: APPROVAL OF RESOLUTION 2015-79 WITH CONDITIONS
STAFF CONTACT: ROBERT J. KALISZ
PLANNING COMMISSION DATE: JULY 13, 2015 SPECIAL-CALLED MEETING

THIS IS A SUPPLEMENTAL REPORT TO THE PREVIOUS STAFF REPORT PROVIDED AT THE JUNE 22, 2015 PLANNING COMMISSION MEETING.

PROPERTY OVERVIEW: The owner and applicant are requesting approval of a Site Plan to construct a 1,589 square foot building on 0.71 (+/-) acre parcel, located at 660 Nashville Pike. The property is zoned Commercial Services (CS) and Food Service (Drive-In) is a permitted use in the CS zone district. (Attachment 1-1 and Attachment 1-2)

The owner and applicant are requesting an alternative bufferyard plan per Section 13.04.100.C of the Gallatin Zoning Ordinance for the required bufferyards located on the east and west sides of the property.

The owner and applicant are requesting an alternative sign plan per Section 13.07.095 of the Gallatin Zoning Ordinance for an additional 9.57 square feet for the wall mounted signs located on the building.

CASE BACKGROUND:

Previous Approvals

On June 22, 2015, the Planning Commission discussed the site plan for Cook Out Restaurants (PC File #8-688-15) and deferred the site plan to the July 13, 2015 Special-Called meeting to allow the owner and applicant to better illustrate the coordination of the drive-thru lanes to ensure public safety and modify the sign package.

DISCUSSION:

Proposed Development

The owner and applicant are requesting approval of a site plan to construct a 1,589 square foot building for a drive-thru food service on a 0.71 (+/-) acre parcel located at 660 Nashville Pike. The existing car wash building would be demolished. The majority of the business will be drive-thru order and pickup with a small portion of the business will be walk-up order and pick-up. No is proposed for the restaurant. The property is zoned Commercial Services (CS) and Food Service (Drive-In) is a permitted use in the CS zone district.

Natural Features

Only minor grading change will occur since the site is currently developed. The car wash facility and most of the parking area will be removed to construct the new building, parking area, and drive aisles. The topography for the site begins at the highest elevation (539.5') along the rear of the property boundary line and gradually slopes towards the lowest graded elevation (535') adjacent to Nashville Pike. Based on FEMA FIRM Map 47165C0314G, revise date of April 17, 2012, no portion of the site is located within a flood hazard area.

Retaining Wall

The site plan shows the existing retaining wall, located along the rear of the property line and portions of both side property lines, to remain. The purpose of the retaining wall is structurally retaining the existing grade located directly behind them. An additional 60 linear feet of retaining wall will be constructed to retain the existing grade and proposed grade along a small portion of the west property line.

Adjacent Areas & Uses

The proposed building is located in front of the Mandywood Center, consisting of businesses such as Waffle House and Cash 1 Advance to the east, along Nashville Pike. To the west is the First Tennessee Bank building and to the south across Nashville Pike are Volunteer State Bank and the dental office of B. J. Rippy. The site is surrounded by Commercial Services (CS) zone districts to the north, east, and west and to the south, across Nashville Pike, the properties are zoned Multiple Residential and Office (MRO) and Planned Neighborhood Commercial (PNC).

Buildings and Architectural Elevations

The owner and applicant submitted architectural elevations and colored renderings of the proposed Cook Out Restaurant building (Attachment 1-2 and Attachment 1-3). The proposed building is a one (1) story, 1,589 square feet, rectangular shape, with small extensions located at the front portion of the building for the order and pick-up windows and a parapet wall located along the perimeter of the building to provide screening for the mechanical units to be installed on the roof. The building has a flat roof and is sheathed with a combination of brick and stone and storefront window frames. A black glass accent band, four (4) feet in height, provides definition to portions of the east and west sides of the building to offset the long and narrow shape of the building. The parapet wall is constructed of brick veneer along the four (4) sides of the building with an aluminum parapet flashing

coated to match the red awnings. The awnings are located over the front and side windows to provide protection from the weather and bring additional definition to the building.

The elevations include a reddish-brown brick veneer installed to the top of the building with Soldier courses and a Flemish course band, three (3) feet in height, surrounding the building at different levels to aesthetically offset the brick veneer. The front elevation includes an Eldorado stone veneer, slightly offset and similar to sandstone in color, located in the middle of the front elevation to offset the brick veneer and provide added depth to the facade.

The architectural elevations for the building meet the Basic Design Criteria of the Gallatin Zoning Ordinance, Section 13.08.010.A, *Materials*, since the building is shown to be constructed with brick and stone and will meet or exceed the required 70 percent brick or stone on each building facade.

The Planning Department shall inspect the exterior building facade materials prior to the installation of the exterior building facade materials.

The owner and applicant shall submit three (3) full sets of architectural elevations specifically designed for this site plan to the Planning Department.

Bufferyard and Landscaping

The adjoining properties to the north, east, and west are zoned Commercial Services (CS). A Type 15 Bufferyard is required in the CS zoned district along these boundaries. The adjoining properties to the south, across Nashville Pike, are zoned Multiple Residential and Office (MRO) and Planned Neighborhood Commercial (PNC) which require a Type 10 Bufferyard and a Type 15 Bufferyard respectively, in the zoned districts. However, parcels with intervening major streets, require a bufferyard that shall be greater than one-half of the required bufferyard set forth in Table 13-05 or fifteen (15) feet. Therefore, the required bufferyard along Nashville Pike shall be a Type 15 Bufferyard. Additional landscaping will be provided along Nashville Pike in the area where a driveway was originally proposed. The front landscaping will comply with the Type 15 Bufferyard requirements.

A Type 15 Bufferyard will be installed along the boundary to the north and south (Section 13.04.090.B); however, the owner and applicant are requesting an alternative bufferyard plan per Section 13.04.100.C of the Gallatin Zoning Ordinance for the required bufferyards located on the east and west sides of the property. An Alternative Type 15 Bufferyard is proposed along the east and west boundaries due to the restraint of the footprint of the existing and proposed site and existing retaining walls. The reduced bufferyard width along these boundaries would be reduced to ten (10) feet.

The proposed alternative Type '15' Bufferyard consists of 36 evergreen shrubs, six (6) small flowering trees, four (4) small deciduous trees, and two (2) large deciduous trees along the western boundary and nine (9) evergreen shrubs, three (3) small deciduous trees, and two (2) large deciduous trees along the eastern boundary.

All landscaping in the bufferyards and interior plantings shall be maintained by the developer, successor, and/or property owners per Section 13.04.120 and Section 13.05.050 of the Gallatin Zoning Ordinance.

Parking

Parking requirements are based on the use of the property and the parking complies with Section 11.03, *Schedule of Off-Street Parking Requirements* and Section 11.07, *Handicapped Parking* of the Gallatin Zoning Ordinance. The restaurant will not contain seating since it provides walk-up and drive-through service only.

Access and Drive-Thru Lanes

The owner and applicant submitted a revised traffic circulation plan per Planning Commission's comments from the June 22, 2015 regular meeting. The revised plan now provides only two (2) access points to the site. The eastern most existing access point along Nashville Pike will be removed and the western most existing access point will be converted to an egress only access point to Nashville Pike (one-way out). The remaining existing access point, located approximately in the middle of the east side of the property, provides full ingress/egress access from Mandywood Center to the site. This access point will become the entrance to the site (two-way traffic movement) and connects to an access easement to Nashville Pike. The legal status of the driveway connection has not been determined. Section 15.03.020.D.16 of the Gallatin Zoning Ordinance requires that all easements be shown. The owner and applicant shall coordinate with City Engineering Department and TDOT, if necessary, to establish driveway access meeting City of Gallatin standards to ensure public safety.

Site internal circulation shows two-way traffic movement along the east side of the building with one-way traffic movement located at the rear of the building giving access to the two (2) drive-thru lanes and one (1) exiting lane to Nashville Pike. The inside drive-thru lane will have seven (7) cueing spaces with a preview menu board at cueing space #6, an order menu board at cueing space #4, and the pick-up window at cueing space #1, located at the southwest corner of the building. The outside drive-thru lane will have eight (8) cueing spaces with a preview menu board at cueing space #5, an order menu board at cueing space #3, and the pick-up window at cueing space #1, located in front of the building.

The owner and applicant have indicated that the drive-thru lanes are controlled through the menu board and the pick-up windows that allow for staggered traffic movements to reduce confusion or accidents when the outside drive-thru lane crosses over to the pick-up window located in front of the building. This arrangement is common at many Cook Out Restaurants.

A walk-up window will be located at the southeast corner of the building to allow pedestrians to order and pick-up their food.

Signage

Based on discussion by the Planning Commission on June 22, 2015, the owner and applicant submitted a revised sign package (Attachment 1-4) including details of all permanent signs to be installed on site specifically designed for this site. The revised sign package illustrates a freestanding (monument) sign (eight (8) feet in height) to be located

along Nashville Pike, wall mounted signs to be located on the front and the sides of the building, menu boards, and directional signs. The proposed signs, with the exception of the wall mounted signs, meet the requirements of the Gallatin Zoning Ordinance, Section 13.07. The owner and applicant are requesting an alternative sign plan per Section 13.07.095 of the Gallatin Zoning Ordinance. The owner and applicant are allowed to incorporate a maximum of 83.5 square feet of wall mounted signage for the proposed building. The revised sign package illustrates a total of 93.07 square feet of wall mounted signage, to which the owner and applicant are requesting an alternative sign plan to allow the additional 9.57 square feet of wall mounted signage.

The Gallatin Zoning Ordinance states: 13.07.095 Alternative Plan Approval

Upon the request of any owner of property to which this Subsection applies, the Planning Commission may approve an alternative master signage plan which is not in strict compliance with the requirements of this Subsection, if the Planning Commission finds that such alternative plan meets the purpose and intent of the requirements of this Subsection and the alternative master signage plan is clearly equal to or superior to a plan that would be in strict compliance with this Subsection.

In making the determination, the Planning Commission may consider the topography, shape, size, or other natural features of the property and the size, location, materials, design, color, and other natural or man-made elements of the proposed signage which could impact the proposal's conformance to these standards.

The owner and applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.

Planning Department Comments

The Planning Department reviewed and commented on the Site Plan. The owner and applicant satisfactorily addressed majority of the Planning Department comments; however, the owner and applicant shall comply with the following:

1. Provide contract agreement to purchase property between Cook Out Restaurants, Inc. (developer) and Peter Wochul Park (property owner) or provide agent letter from property owner.
2. Provide reference on the plans and a copy of any access easement utilized for driveway entrance/exit along east property line.
3. Provide a sidewalk connection from the public sidewalk to the building.
4. Provide a bicycle parking area with rack/security fixtures per Section 11.08.010 of the Gallatin Zoning Ordinance.
5. Provide additional landscaping along Nashville Pike to comply with bufferyard requirements.
6. The owner and applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.

Engineering Division Comments

The Engineering Division reviewed and commented on the Site Plan. The owner and applicant shall address and comply with Engineering Division comments as follows:

1. Provide reference to access easement utilized for driveway entrance/exit along east property line.
2. Provide stormwater runoff calculations and report detailing the handling of stormwater runoff.
3. Coordinate with City Engineering Department and TDOT, if necessary, to establish driveway access meeting City of Gallatin standards to ensure public safety and revise all plan sheets to indicate final access design.

Other Departmental Comments

Other City Departments reviewed and commented on the Site Plan. Most of the Other Departmental Comments have been satisfied; however the applicant shall provide documents as indicated below:

1. Proposed facility shall comply with all applicable cross-connection control and sewer use regulations.
2. Any existing electrical facilities required to be relocated to be at developer's expense.

Findings:

1. The Site Plan is consistent with the standards and specifications of Section 15.03.020, *Site Plan Required*, and Section 11.10.020.E, Off Street Loading Requirements, Dimensions and Design Standards, of the Gallatin Zoning Ordinance, with conditions.
2. The Site Plan is consistent with the purpose and intent of the Commercial Services (CS) Zone District and complies with the use restrictions minimum bulk and height regulations, minimum dimensions, and setback requirements established in said Zone District.
3. Once completed, the proposed Site Plan will comply with the purpose and intent of established Performance and Design Standards (G.Z.O., Article 13), Grading Standards (G.Z.O., Section 13.10), Supplementary District Regulations (G.Z.O., Article 12.00), Loading and Parking Regulations (G.Z.O., Article 11.00), Stormwater Regulations (Gallatin Municipal Code, Chapter 18), Flood Prevention and Protection Regulations (G.Z.O., Section 10.03), Transitional Bufferyard Design Standards (G.Z.O. Section 13.04) and the Parking Area Screening and Landscaping Requirements (Section 13.05).

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-79, Site Plan for Cook Out Restaurants, consisting of ten (10) sheets, prepared by Arnold Consulting Engineering Services of Bowling Green, KY, with Job No. L5225, dated with various dates, stamped received June 12, 2015, as amended and with replacement sheets consisting of a one (1) sheet labeled C2 prepared by Arnold Consulting Engineering Services of Bowling Green, KY, with Job No. L5225, dated April 16, 2015, stamped received July 6, 2015, the Lighting Plan for Cook Out Restaurant prepared by D. Whitley, with Job No. L5225, dated June 11, 2015, the Exterior Elevations, consisting of one (1) sheet labeled A4 prepared by

American Modular Technologies, of Liberty, NC, dated June 22, 2015, and the Sign Package for Cook Out Restaurants, consisting of nine (9) sheets, prepared by M & M Signs of Mt. Airy, NC, dated July 2, 2015, stamped received July 2, 2015 with the following conditions:

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6. Provide stormwater runoff calculations and report detailing the handling of stormwater runoff.
7. Coordinate with City Engineering Department and TDOT, if necessary, to establish driveway access meeting City of Gallatin standards to ensure public safety and revise all plan sheets to indicate final access design.
8. The owner and applicant shall obtain sign permits from the Planning Department prior to the installation of any signage on site.
9. Submit three (3) corrected folded copies of the Site Plan with final architectural elevations, including one (1) full size and two (2) half size copies, to the Planning Department.

(The plans shall be amended to comply with the conditions of approval prior to the final staff approval by the City.)

ATTACHMENTS

Attachment 1-1 Location Map

Attachment 1-2 Site Plan (Sheet C2), Architectural Elevations (Sheet A4) and Floor Plan

Attachment 1-3 Color Renderings

Attachment 1-4 Cook Out Sign Package

ITEM 1

COOK OUT RESTAURANTS LOCATION MAP



660 NASHVILLE PIKE
TAX MAP #126G/A/003.00
ZONED CS

PC FILE #8-688-15

ATTACHMENT 1-1

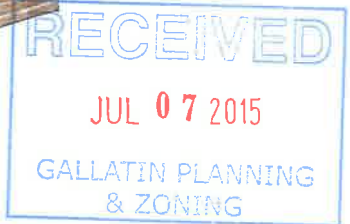
ITEM /



ATTACHMENT 1-3

8-688-15

ITEM 1



ATTACHMENT 1-3

8-688-15

ITEM 1



COOKOUT



Sign Package Gallatin, TN



1465 Ladonia Church Road
Mt. Airy, NC 27030
336-352-4300
www.mmsigns.com
mmsigns@surry.net

This and all artwork contained in this program is art and design created by M & M Signs and Awnings, Inc. It is submitted for your personal use in conjunction with the project being planned for by M & M Signs and Awnings, Inc. We retain all rights to the usage, reproduction, copies, and exhibition of this art and design in any fashion whatsoever. All or any part of this design (excluding registered trademarks) remains the property of M & M Signs and Awnings, Inc.

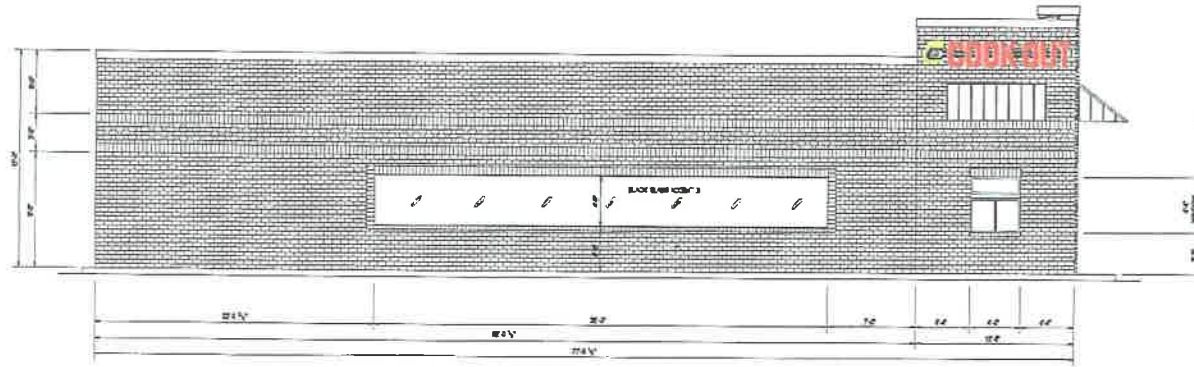
ATTACHMENT

1-4

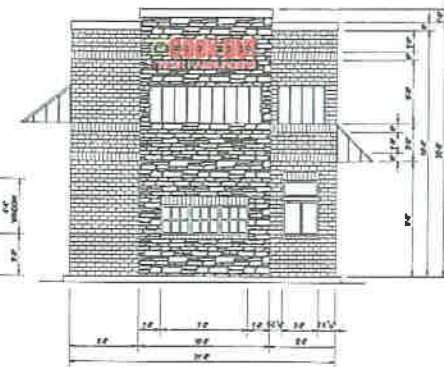
8-688-15

Cookout Overview

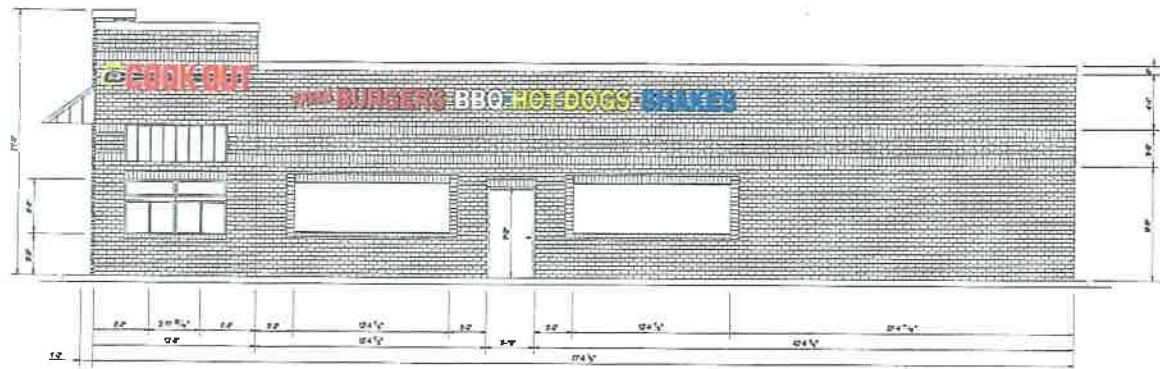
ITEM 1



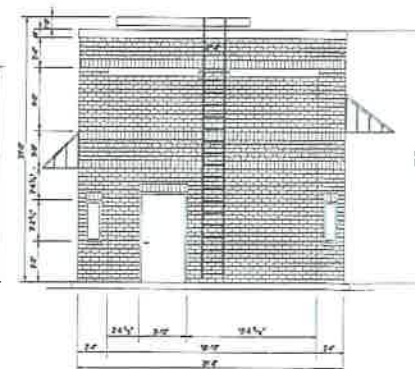
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



ATTACHMENT 1-4

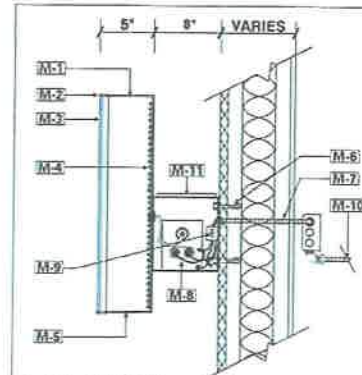
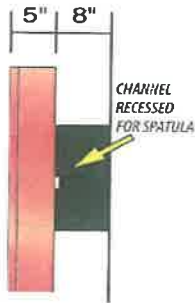
Total proposed sq. ft. for building - 93.07

	US: 800-526-5391	This design is the property of M & M Signs and Awnings Please check with: <input type="checkbox"/> Approved <input type="checkbox"/> Approved as noted <input type="checkbox"/> Revise & Resubmit Name: _____ Date: _____
	Mt. Airy: 336-352-4300	
	1465 Ladonia Church Rd. Mt. Airy, NC 27030	
	Fax: 336-352-3530	
Date Drawings Issued: 7/2/15		Drawn by: Jason Duglap
Job Title: Cook Out Gallatin		Drawing #: 1
Location: Gallatin, TN		Sales: Dale Golding

8-688-15

Cookout Channel Letters **ITEM!**

Cookout with flame & spatula



4 LETTER SECTION
SCALE: NOT TO SCALE

SIGN MUST BE GROUNDED IN COMPLIANCE WITH
ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SPECIFICATIONS:
PLEX FACE CHANNEL LETTERS & LOGO MOUNTED ON RACEWAYS.

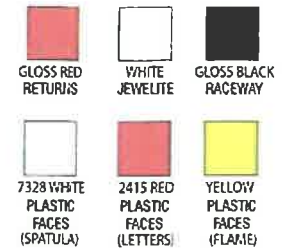
MATERIAL DESCRIPTION

M1 ALUMINUM RETURNS AND BACKS, FINISH TO BE GLOSS BLACK. INSIDE OF RETURNS TO BE BAKED ON WHITE
M2 1 GLOSS RED JEWELITE TRIM-CAPS
M3 RED AND WHITE PLASTIC FACES
M4 WHITE G.E. L.E.D. STRIPS MOUNTED TO BACK OF CHANNEL LETTERS WITH SCREWS
M5 1/4" WEEP HOLES AS REQUIRED
M6 MOUNTING HARDWARE (TYPE DEPENDS ON WALL CONSTRUCTION)
M7 1/2" FLEX CONDUIT
M8 120 VOLT G.E. POWER SUPPLIES MOUNTED INSIDE OF RACEWAYS
M9 DISCONNECT SWITCH ON END OF RACEWAYS
M10 PRIMARY ELECTRICAL LEADS POWER TO SIGN BY OTHERS
M11 ALUMINUM RACEWAY. FINISH TO BE GLOSS BLACK



CIRCUITS REQUIRED
ONE (1) 20 AMP.
(120 VOLT)
CIRCUIT DEDICATED
TO SIGN ONLY

103"



ATTACHMENT 1-4

1 LETTER DETAIL

SPECIFICATIONS:

20" X 103" Cook Out channel letters on raceway.
Sq. Ft. - 14.3

RECEIVED

JUL 02 2015

GALLATIN PLANNING
& ZONING

	US: 800-526-5391 Mt. Airy: 336-352-4300	This design is the property of M & M Signs and Awnings
	1465 Ladonia Church Rd. Mt. Airy, NC 27030	Please check one <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved as noted
	Fax 336-352-3530	<input type="checkbox"/> Revise & Resubmit
		Name: _____
		Date: _____
Date Drawings Issued: 7/2/75		Drawn by: Jason Dunlap
Job Title: Cook Out Gallatin		Drawing #: 1
Location: Gallatin, TN		Sales: Dale Golding

Total Building Front Sign Sq. Ft. - 21.09

8-688-15

Cookout Channel Letters **ITEM 1**

Fresh Hamburgers

ATTACHMENT 1-4

7.187"
Letter

FRESH HAMBURGERS

9.5"

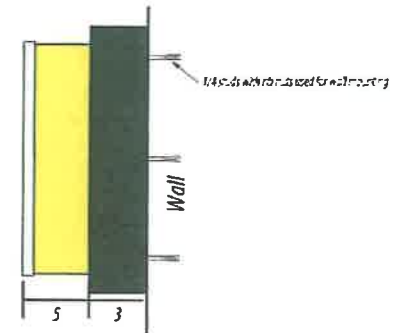
103"

FRESH HAMBURGERS

RECEIVED

JUL 02 2015

GALLATIN PLANNING
& ZONING



Gloss
Black
Raceway

Yellow
Return

Red
Plastic
Faces

White
Trim
Cap

1 LETTER DETAIL

SPECIFICATIONS:

9.5"x103" Fresh Hamburgers channel letters on gloss black raceway, yellow return, red plastic faces and white jewelite.

Sq. Ft. - 6.79

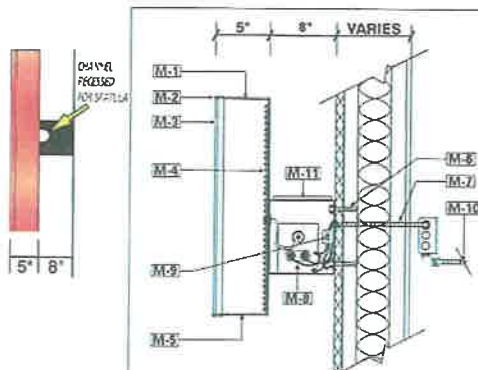
	US: 800-526-5391 Mt. Airy: 336-352-4300	This design is the property of M & M Signs and Awnings
	1465 Lodonla Church Rd. Mt. Airy, NC 27030	Please check one <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved as noted
	Fax 336-352-3530	<input type="checkbox"/> Revise & Resubmit
		Name: _____ Date: _____
Date Drawings Issued: 7/2/15		Drawn by: Jason Dunlap
Job Title: Cook Out Gallatin		Drawing #: 1
Location: Gallatin, TN		Sales: Dale Golding

Total Building Front Sign Sq. Ft. - 21.09

8-688-15

Cookout Channel Letters **ITEM 1**

Cookout with flame & spatula



4 LETTER SECTION
SCALE: NOT TO SCALE

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SPECIFICATIONS:
PLEX FACE CHANNEL LETTERS & LOGO MOUNTED ON RACEWAYS.

MATERIAL DESCRIPTION:

M1 ALUMINUM RETURNS AND BACKS, FINISH TO BE GLOSS BLACK. INSIDE OF RETURNS TO BE BAKED ON WHITE

M2 1 GLOSS RED JEWELITE TRIM-CAPS

M3 RED AND WHITE PLASTIC FACES

M4 WHITE G.E. I.E.D. STRIPS MOUNTED TO BACK OF CHANNEL LETTERS WITH SCREWS

M5 1/4" WEEP HOLES AS REQUIRED.

M6 MOUNTING HARDWARE (TYPE DEPENDS ON WALL CONSTRUCTION).

M7 1/2" FLEX CONDUIT

M8 120 VOLT G.E. POWER SUPPLIES MOUNTED INSIDE OF RACEWAYS.

M9 DISCONNECT SWITCH ON END OF RACEWAYS.

M10 PRIMARY ELECTRICAL LEADS POWER TO SIGN BY OTHERS.

M11 ALUMINUM RACEWAY FINISH TO BE GLOSS BLACK



CIRCUITS REQUIRED
ONE (1) 20 AMP.
(120 VOLT)
CIRCUIT DEDICATED
TO SIGN ONLY

ATTACHMENT 1-4



22"
Letters

123.68" (123 11/16")



1 LETTER DETAIL

SPECIFICATIONS:

TWO (2) 22" x 123.68" Cook Out on raceway.
Sq. Ft. Per Building Side - 18.89
Total Sq. Ft. - 37.78

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JUL 02 2015

GALLATIN PLANNING
& ZONING



US: 800-526-5391
Mt. Airy: 336-352-4300
1465 Ladonia Church Rd.
Mt. Airy, NC 27030
Fax 336-352-3530

This design is the property
of M & M Signs and Awnings

Please check one ☒ Approved ☐ Approved as noted
☐ Revise & Resubmit
Name: _____
Date: _____

Date Drawings Issued: 7/2/75

Drawn by: Jason Dunlap

Job Title: Cook Out Gallatin

Drawing #: 1

Location: Gallatin, TN

Sales: Dale Golding

8-688-45

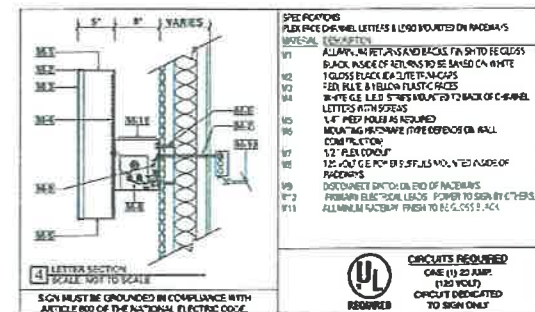
Cookout Channel Letters **ITEM 1**

Fresh Burgers, BBQ, Hot Dogs, Shakes

10"
Letters

FRESH

28.5" (28 1/2")

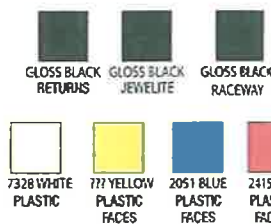


BURGERS-BBQ-HOT DOGS-SHAKES 16" Letters

290"

ATTACHMENT 1-4

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JUL 02 2015
GALLATIN PLANNING
& ZONING



1 LETTER DETAIL

SPECIFICATIONS:

One (1) 10" x 28.5" FRESH channel letter mounted on gloss black raceway with black returns, red plastic face and black jewelrite.
Sq. Ft. - 1.98

One (1) 16" x 290" BURGERS-BBQ-HOT DOGS-SHAKES channel letters mounted on gloss black raceway with, black returns, white/yellow/blue/red plastic faces and black jewelrite.
Sq. Ft. - 32.2

Total Sq. Ft. - 34.20

	US: 800-526-5391 Mt. Airy: 336-352-4300	This design is the property of M & M Signs and Awnings
	1465 Lodonka Church Rd. Mt. Airy, NC 27030	Please check one <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved as noted
	Fax 336-352-3530	<input type="checkbox"/> Revise & Resubmit
		Name: _____ Date: _____
Date Drawings Issued: 7/2/75		Drawn by: Jason Dunlap
Job Title: Cook Out Gallatin		Drawing #: 1
Location: Gallatin, TN		Sales: Dale Golding

8-688-15

GALLATIN PLANNING & ZONING

ITEM

24

9.5"

3"

18



ATTACHMENT

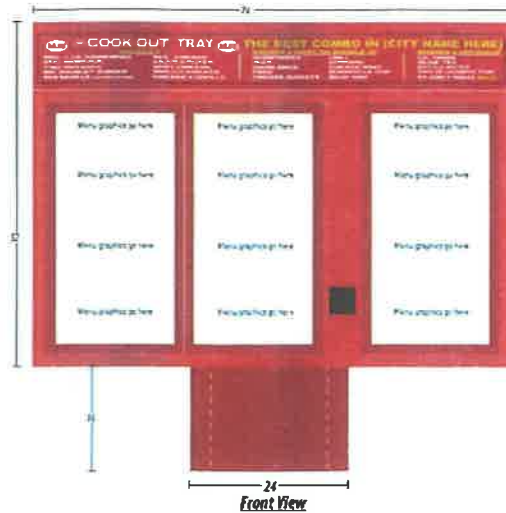


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REQUIRED

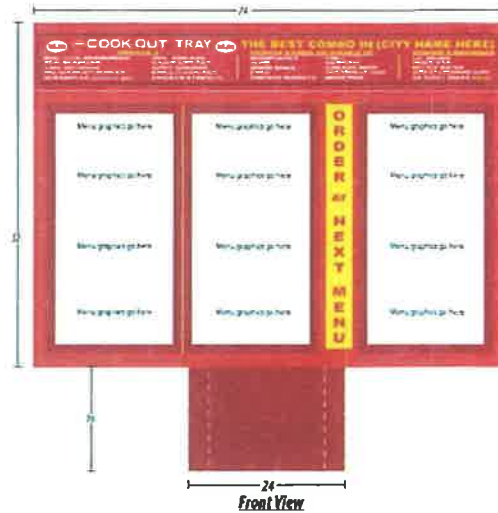
8-688-15

ITEM 1

Qty 1- Drive-Up Order Boards (27.75 sqft.)



Qty 1 Drive-UP Preview Boards (27.75 sqft.)



Concrete Pad Details for Stubs



Side View of Concrete Pad

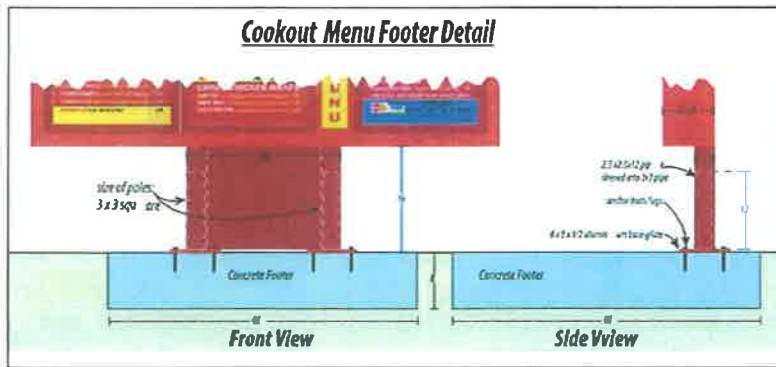


Front View of Concrete Pad

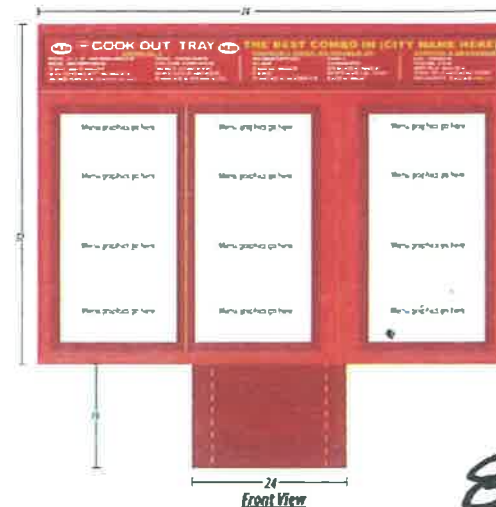


Make sure stubs are straight in line with each other from side

Cookout Menu Footer Detail



Qty. 1 - Walk-Up Menu Board (24 sq.ft. V.O.)



ATTACHMENT 1-4

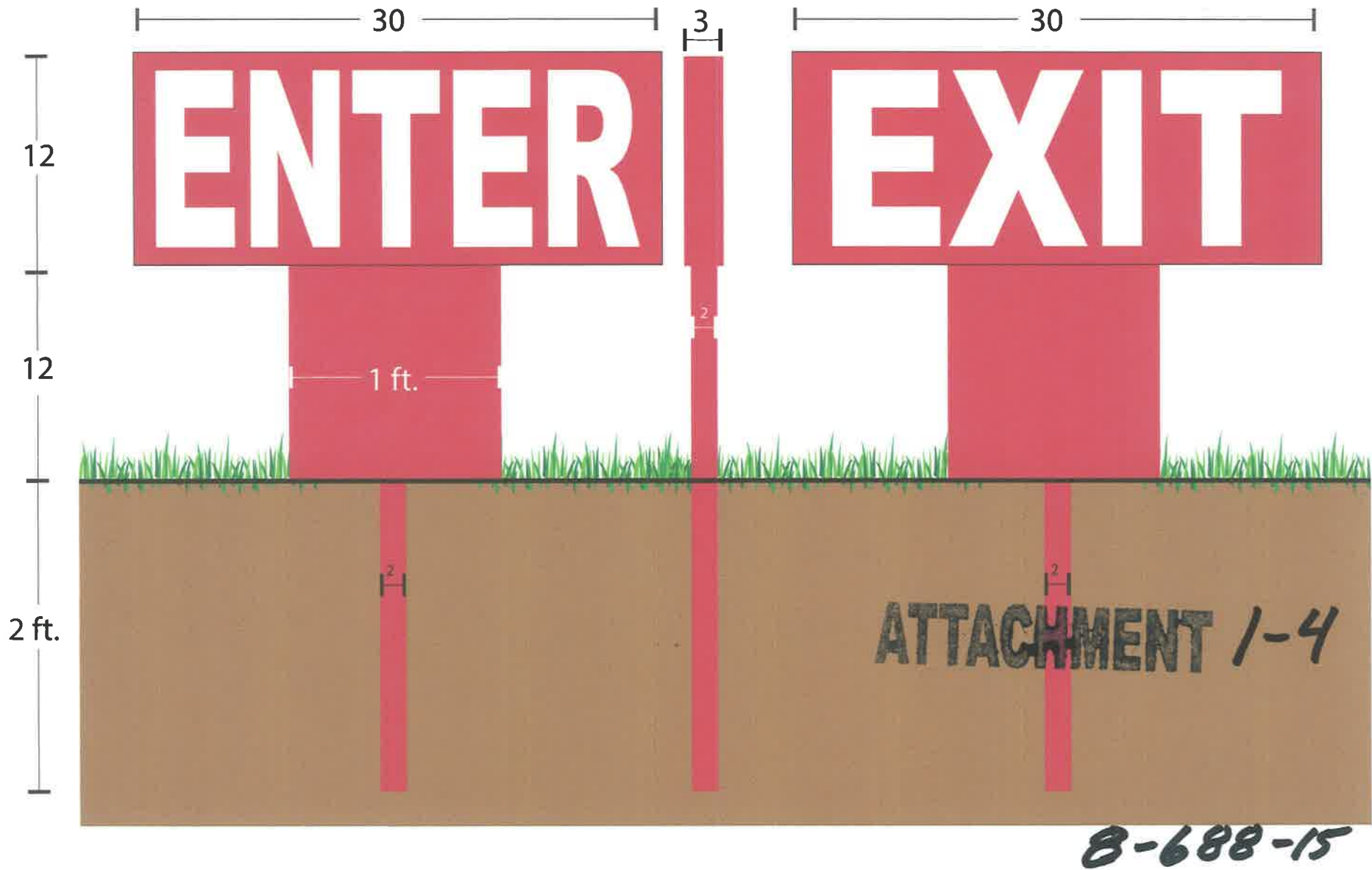
8-688-15

QUANTITY of 2

QUANTITY of 2



ITEM 1



ITEM /



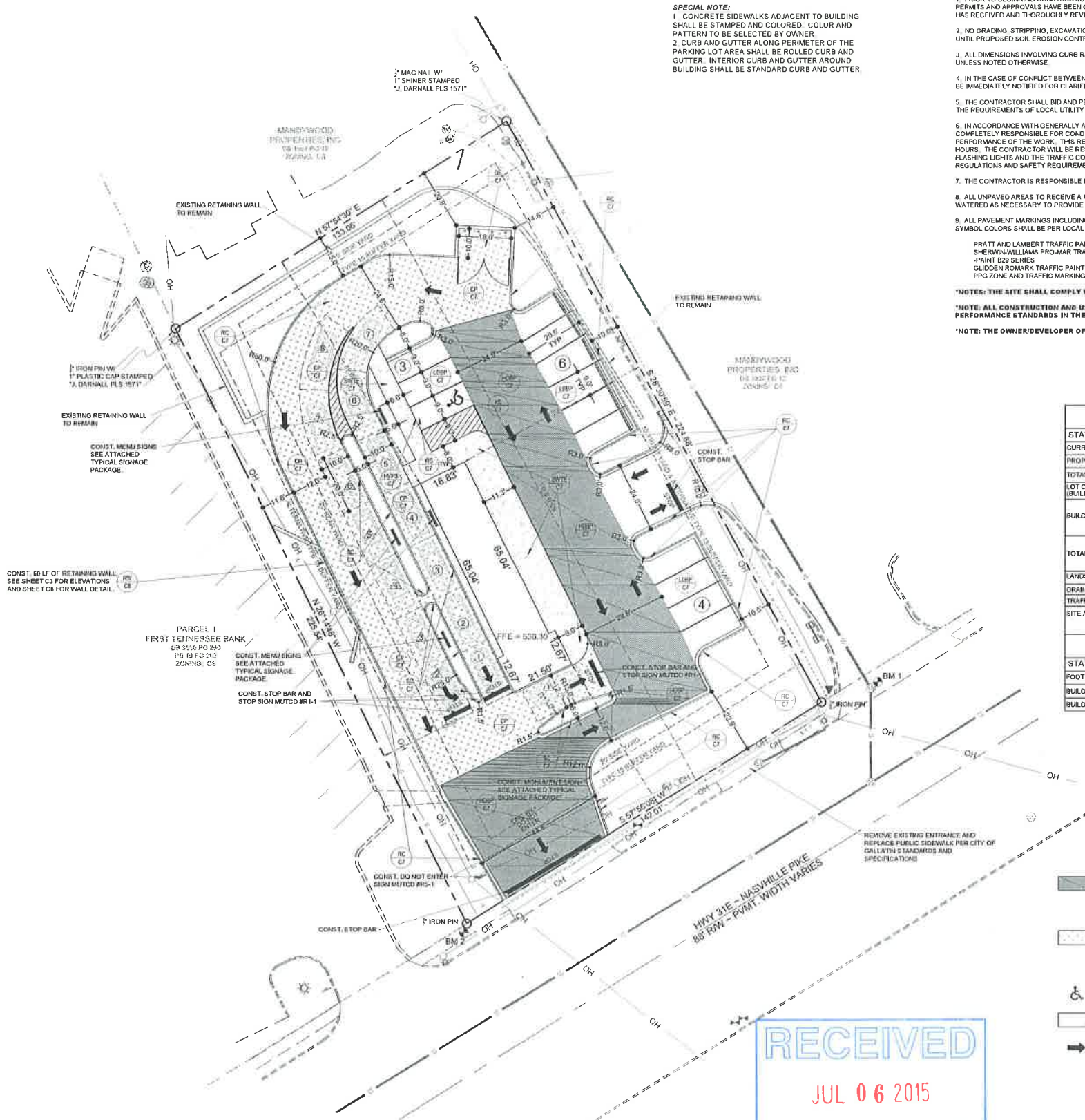
FLOODPLAIN INFORMATION
THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SUMNER COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47165C0314G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012.

BENCHMARK DATA:

- BENCHMARK 1
SANITARY MANHOLE NEAR THE SOUTHEASTERN PORTION OF THE PROPERTY, LOCATED 3.3' FROM THE NORTHERN EDGE OF PAVEMENT OF NASHVILLE PIKE.
ELEV: 532.80
- BENCHMARK 2
IRON PIN, BEING THE SOUTHERN MOST PROPERTY CORNER OF THE SUBJECT PROPERTY LOCATED 0.1' FROM THE NORTHERN EDGE OF SIDEWALK.
ELEV: 535.83

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

PETER WOOLCHUL PARK
2 MISSIONARY DRIVE
BRENTWOOD, TN 37027
DEED BOOK 3893 PAGE 22



SPECIAL NOTE:
1. CONCRETE SIDEWALKS ADJACENT TO BUILDING SHALL BE STAMPED AND COLORED. COLOR AND PATTERN TO BE SELECTED BY OWNER.
2. CURB AND GUTTER ALONG PERIMETER OF THE PARKING LOT AREA SHALL BE ROLLED CURB AND GUTTER. INTERIOR CURB AND GUTTER AROUND BUILDING SHALL BE STANDARD CURB AND GUTTER.

GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
3. ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5'0" UNLESS NOTED OTHERWISE.
4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS), HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
PPG ZONE AND TRAFFIC MARKING PAINT

*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

*NOTE: ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS IN THE CITY OF GALLATIN ZONING ORDINANCE, SECTION 13.02

*NOTE: THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.

DEVELOPMENT SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	CS (COMMERCIAL SERVICE DIST.)	CS (COMMERCIAL SERVICE DIST.)
PROPOSED USE	FOOD SERVICE (DRIVE-IN)	FOOD SERVICE (DRIVE-IN)
TOTAL SITE AREA	MITL LOT AREA = 0.23 +/- AC. MITL LOT AREA = 10,000 +/- S.F.	0.21 +/- AC. 20,864 +/- S.F.
LOT COVERAGE (BUILDING ONLY)	12,365.6 +/- S.F. (40% MAX) 0.28 +/- AC. (40% MAX)	1,589 S.F. BUILDING (5.14%) 0.04 +/- AC. (0.14%)
BUILDING SETBACKS	FRONT 10' (EAST) 50' BLDG. SIDE 20' (HWY 31E) SIDE 10' (NORTH) REAR 20' (WEST)	FRONT 67.70' (EAST) SIDE 55.14' (HWY 31E) SIDE 88.02' (NORTH) REAR 49.32' (WEST)
TOTAL PARKING	FAST FOOD RESTAURANT DRIVE IN = 1 SPACE PER 150 S.F. 1,589 S.F. / 150 = 10.59 (11 SPACES)	11 SPACES REQUIRED 13 SPACES PROVIDED 12 STANDARD SPACES / 1 ADA
LANDSCAPE PLAN	REQUIRED	SEE SHEET L1
DRAINAGE PLAN	REQUIRED	SEE SHEET C3
TRAFFIC STUDY	N/A	N/A
SITE ACCESS	PER CITY OF GALLATIN	ONE EXISTING ACCESS POINTS ON HWY 31E NASHVILLE PIKE

BUILDING SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	N/A	1,589 S.F.
BUILDING AREA	N/A	1,589 S.F.
BUILDING HEIGHT	45'	21' - 3' (ONE STORY)

EXISTING USE: AUTOMOTIVE REPAIR & CLEANING

CONSTRUCTION LEGEND

	-HEAVY DUTY BITUMINOUS PAVEMENT		-HANDICAP PARKING SIGN
	-LIGHT DUTY BITUMINOUS PAVEMENT		-HANDICAP PARKING SIGN (VAN ACCESSIBLE)
	-CONCRETE PAVEMENT		-WHEEL STOP
	-STANDARD CURB & GUTTER		-CONCRETE FLUME
	-HANDICAP SYMBOL		-STANDARD SIDEWALK PER CITY DETAIL THIS SHEET
	-SIDEWALK WITH TURNDOWN EDGE		-DUMPSTER ENCLOSURE
	-DIRECTIONAL ARROW		-HANDICAP RAMP
	-RETAINING WALL		-ROLLED CURB & GUTTER



REVISIONS

COOK-OUT
660 NASHVILLE PIKE
GALLATIN, TN 37066

ACES
ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1938
BOWLING GREEN, KY 42101
PHONE (270) 780-0445

JOB NUMBER: LS225
DATE: 4/16/2015
SCALE: 1" = 20'
DRAWN: D. WHITLEY
CHECKED: J. ARNOLD
FILE PATH:
2 SITE/DEVIC-SITE LAYOUT

C2
SITE LAYOUT

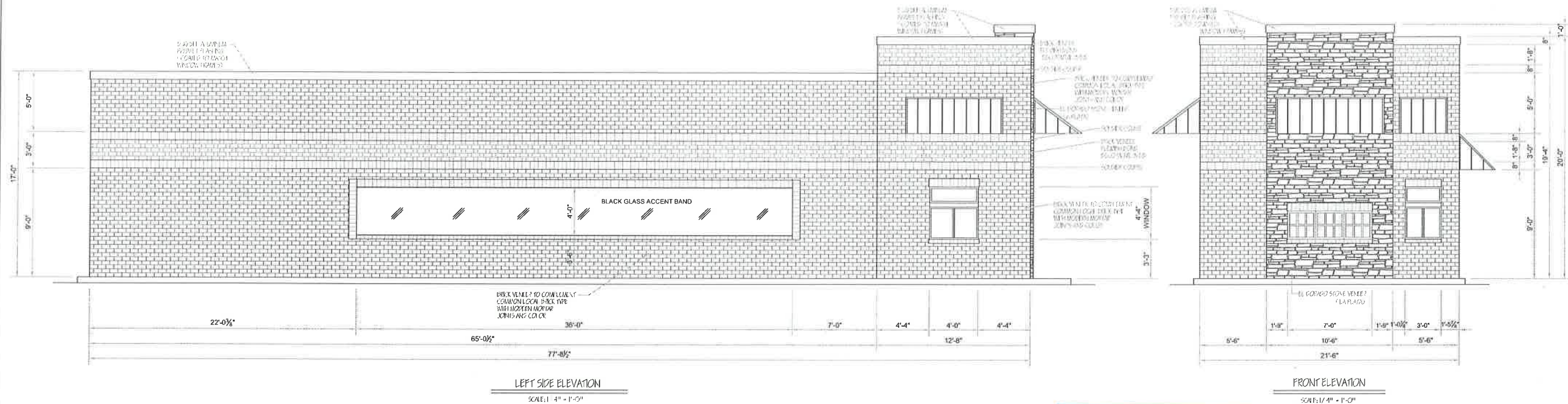
REVISED RESUBMITTAL

ATTACHMENT 1-2

8-688-15

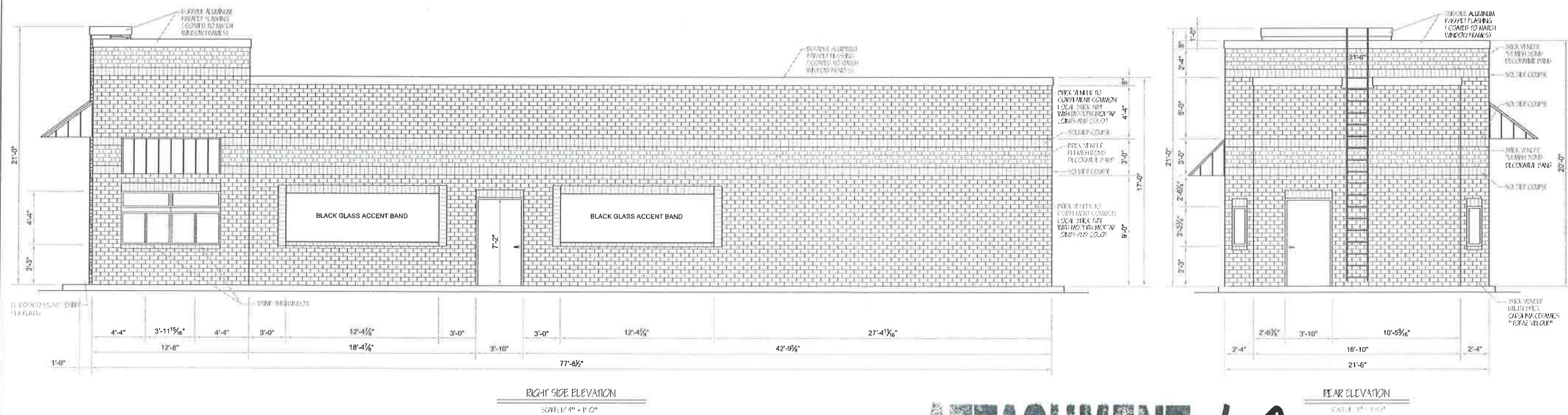
ITEM 1

NOT ALL CASES WERE NON-REFLECTIVE



NOTE: ALL BRICK/ROCK LINTELS SPANNING 2'-0" OR LESS
TO BE 4" X 4" X 1/4" STEEL ANGLE

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GALLATIN PLANNING
& ZONING



ATTACHMENT 1-2

8-688-15

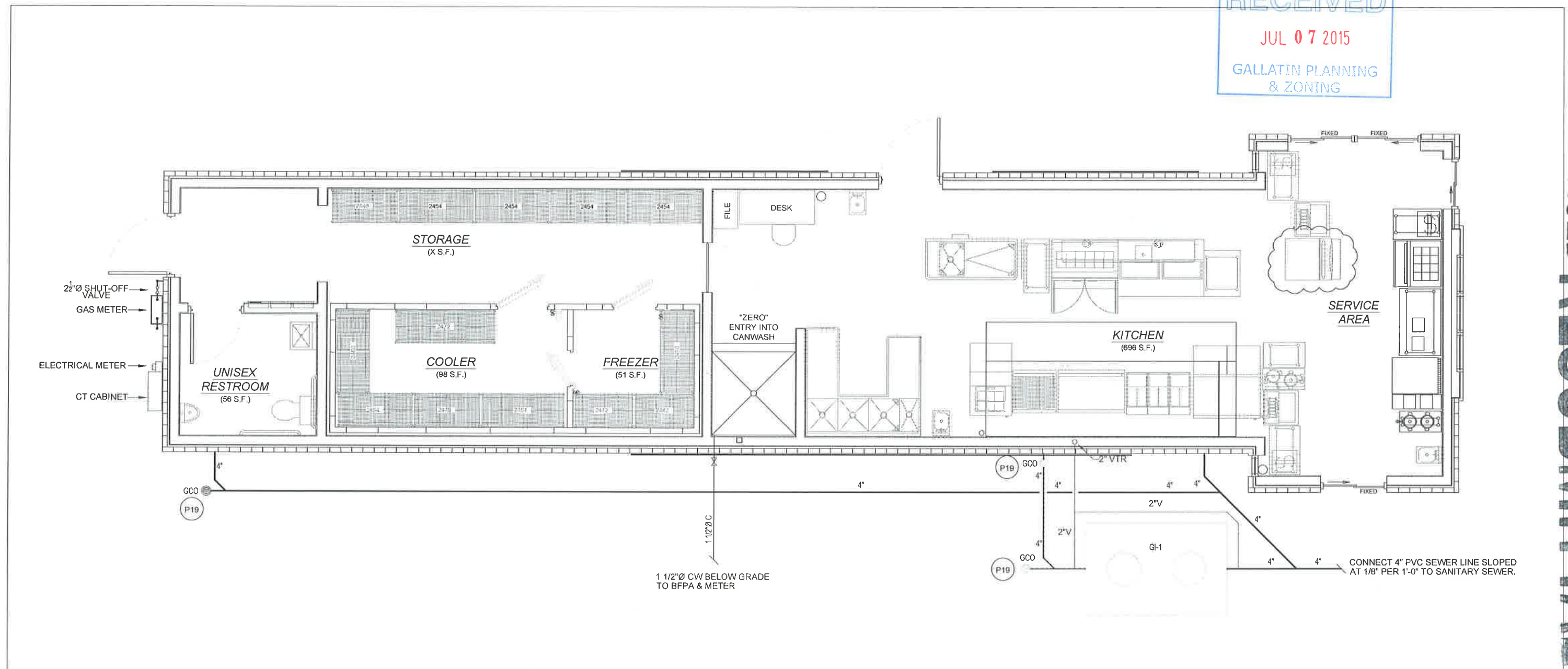
 KIRKMAN CONSTRUCTION SERVICES, INC.
4/576
**AMERICAN MODULAR
Technologies**
1841 OLD UNIVERSITY RD.
P.O. BOX 1068
LIBERTY, MO 64068
1-800-242-6206

THE DESIGN AND DETAILS SHOWN ARE THE SOLE PROPERTY OF KIRKMAN CONSTRUCTION SERVICES, INC. AND SHALL NOT BE COPIED, REPRODUCED OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION.

REVISED RESUBMITTA

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JUL 07 2015
GALLATIN PLANNING
& ZONING



REVISED SUBMITTAL

ATTACHMENT 1-2 8-688-15

ITEM 2

GMRPC Resolution No. 2015-87

A RESOLUTION OF THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION APPROVING A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND PHASES 11-16, FOR THE DEVELOPMENT OF 222 TOWNHOUSE UNITS, THREE (3) COMMERCIAL OUTPARCELS, OPEN SPACE TRACTS, AND 13 RIGHTS-OF-WAY, ON TWO (2) PARCELS, TOTTALLING 55.68 (+/-) ACRES, LOCATED NORTH OF SOUTH OF NASHVILLE PIKE AND WEST OF DOUGLAS BEND ROAD. (3-705-15)

WHEREAS, The applicant has submitted an application for a major amendment to the previously approved Foxland, Phases 11-16 Preliminary Master Development Plan consistent with Section 12.02.050 of the City of Gallatin Zoning Ordinance, and

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION considered the Amended Preliminary Master Development Plan submitted by the applicant, Dewey Estes Engineering, at its regular meeting on June 22, 2015 and at the special called meeting on July 13, 2015.

WHEREAS, THE CITY OF GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION reviewed the Amended Preliminary Master Development Plan application, materials and supporting documentation submitted by the applicant, the analysis, findings and recommendations presented by City Staff in the Planning Commission Staff Report and the evidence and testimony presented during the meeting, and

NOW, THEREFORE, BE IT RESOLVED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION as follows:

Section 1. The Gallatin Municipal-Regional Planning Commission in its deliberations makes the following findings pursuant to Tennessee Code Annotated §13-3-310, §13-4-310, §13-7-201, and §13-7-202:

1. The proposed Major Amendment to the Foxland Crossing at Farivue Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Regional Activity Center Character Area designation of the property.
2. The owner/applicant submitted a completed application with required attachments to the City requesting the Amended Preliminary Master Development Plan approval as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and the submittal complies with the twelve (12) standards required of a preliminary master development plan.
3. The Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zoning district and complies with the use, restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said

zoning district, except where exceptions have been requested for lot size, minimum lot dimensions, and yard lines. The proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.

4. The property has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested amendment to the preliminary master development plan or such necessary services and facilities will be provided upon development of the property.
5. The Gallatin Regional-Municipal Planning Commission held a public meeting and reviewed and recommended to the City Council action on the proposed request.
6. The proposed amendment to the preliminary master development plan will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.

Section 2. Action – The Gallatin Municipal-Regional Planning Commission hereby approves a major amendment to the Preliminary Master Development Plan for Foxland, Phases 12, 14-16, consisting of a four (4) sheet plan prepared by Dewey-Estes Engineering of Nashville, TN with Job No. 15015, dated 5-27-15 with final revision date of 7-7-15, with the following conditions of approval:

1. Label the required Type 10 Bufferyards adjacent to Foxland Boulevard.
2. Indicate a Type 10 alternative bufferyard along the property boundary underneath the TVA powerlines, which includes no large canopy trees, only shorter flowering trees.
3. Provide, in a table, curve data that matches the legal description.
4. Provide all yard lines, setbacks, and easements for the commercial outparcels.
5. Clarify if Road 'G' between the two (2) commercial outparcels will be public or private.
6. Clearly indicate phase lines.
7. Reserve the 30-ft right-of-way cross sections and street sections as private streets and indicate this on the plans.
8. Remove the perpendicular on-street parking if street remain public streets (Parallel spaces may be permitted on public streets). Perpendicular spaces are not recommended for private streets.
9. Provide a minimum 50-ft wide public right-of-way cross-section for "Road A".
10. Realign "Road G" to allow more direct and concise traffic flow from Nashville Pike, through the proposed development southward to Foxland Boulevard. The intersection of "Road G" and "Road A" shall have as minimal spacing as possible.

11. Indicate a greenway extension through the property consistent with Exhibit 4-12 of the Gallatin on the Move 2020 Plan and a
12. Provide a stormwater runoff analysis/calculations/report(s) for the proposed development must be submitted in conjunction with the FMDP and a stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
13. Submit three (3) folded and corrected copies of the Amended Preliminary Master Development Plan after approval by City Council.

BE IT FURTHER RESOLVED BY THE CITY OF GALLATIN, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION that this resolution shall take effect from and after its final passage, the public welfare requiring such.

IT IS SO ORDERED.
PRESENT AND VOTING

AYE:

NAY:

DATED: 7/13/15

Dick Dempsey, Chairman

Johnny Wilson, Secretary

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY



ITEM 2

SUPPLEMENTAL - PLANNING DEPARTMENT STAFF REPORT

Preliminary Master Development Plan for Foxland Crossing Phases 12, and 14-16

(PC File# 3-705-15)

Located South of Nashville Pike and West of Douglas Bend Road

Date: July 9, 2015

REQUEST: OWNER AND APPLICANT REQUEST APPROVAL OF AN AMENDED PRELIMINARY MASTER DEVELOPMENT PLAN FOR FOXLAND PHASES 12 AND 14-16, CONSISTING OF 222 TOWNHOUSE UNITS, THREE (3) COMMERCIAL OUTPARCELS, OPEN SPACE TRACTS, AND 13 RIGHTS-OF-WAYS, ON PROPERTY CONTAINING 55.68 (+/-) ACRES LOCATED SOUTH OF NASHVILLE PIKE AND WEST OF DOUGLAS BEND ROAD.

OWNER:	WILSON BANK AND TRUST (GARY WHITAKER)
APPLICANT:	DEWEY ESTES ENGINEERING (MICHAEL DEWEY)
STAFF RECOMMENDATION:	RECOMMEND APPROVAL OF RESOLUTION 2015-87
STAFF CONTACT:	KEVIN CHASTINE
PLANNING COMMISSION DATE:	JULY 13, 2015

THIS IS A SUPPLEMENTAL REPORT TO THE PREVIOUS STAFF REPORT PROVIDED AT THE JUNE 22, 2015 PLANNING COMMISSION MEETING.

PROPERTY OVERVIEW: The owner and applicant is requesting approval of an Amended Preliminary Master Development Plan for Foxland Phases 12 and 14-16, consisting of 222 townhouse units, three (3) commercial outparcels, open space tracts, and 13 rights-of-way, on a property containing 55.68 (+/-) acres, zoned Mixed Use (MU). The property is located south of Nashville Pike and west of Douglas Bend Road. Attached and Multi-family Dwellings are permitted uses in the Mixed Use (MU) zone district. (Attachment 2-1)

CASE BACKGROUND:

Previous Approvals

On June 22, 2015, the Planning Commission discussed the Amended Preliminary Master Development Plan Foxland Crossing Phases 12, 14 through 16 (PC File #3-705-15) and deferred the Amended PMDP to the July 13, 2015 Special-Called meeting to allow the owner and applicant to modify the proposed road network to provide interconnectivity to adjacent parcels.

DISCUSSION:

The applicant proposes to amend Phases 12 and 14 through 16 of the Foxland Phases 11 thorough 16 Preliminary Master Development Plan (PC9872-11)(Attachment 2-2). Phase 11 (Douglas Bend Road) and Phase 13 (Foxland Crossing Apartments) have been constructed.

The proposed amendment shows, for the first time, a design for Phases 12, 14, 15, and 16. However, only two (2) of the three (3) commercial lots (west of the TVA Power Lines) are shown with a conceptual design. The third commercial lot (east of Nashville Road Church of Christ) will require a separate Preliminary Master Development Plan. The proposed design includes 68 townhomes in Phase 12, 64 townhomes in Phase 14, 90 townhomes in Phase 15, and three (3) commercial lots in Phase 16 for a total 222 townhomes and three (3) commercial lots. An Amenity Center is proposed east of the intersection of Foxland Boulevard and Road 'B'. The PMDP also includes at least seven (7) open space tracts placed throughout Phases 12, 14, and 15. (Attachment 2-3)

Finally, 13 rights-of-way create a street network that includes two (2) 50 foot wide right-of-ways, which includes the western extension of Foxland Boulevard and the creation of a north-south right-of-way shown as Road 'G' on the PMDP. Both of these roadways are included in the Major Thoroughfare Plan as collector roads. The remaining eleven streets are proposed with 30 foot wide rights-of-way and provide a network of streets to connect all 222 townhomes to Foxland Boulevard and Road 'G'. All commercial parcels will front on Nashville Pike, but only proposed Lot 3 will have access to/from Nashville Pike.

The development schedule indicates that the project will begin in May 2016 (Phase 12) and be completed (Phase 16) in May 2020.

PMDP Amendment - Major

Based on Gallatin Zoning Ordinance Section 12.02.050, the Planning Commission shall determine whether the proposed amended to the currently approved Preliminary Master Development Plan is a minor amendment or a major amendment. Staff recommends the Planning Commission consider the amendment to the PMDP as a major amendment for the following reasons.

As currently approved, the Foxland Preliminary Master Development Plan is designated, through text only, for 72 townhomes in Phase 12, future residential development in Phase 14, and future commercial development in Phases 15 and 16. Due to there being no site design for any of Phase 12 or Phase 14 through 16, this PMDP should be considered a major amendment, which requires review and approval by City Council.

Natural Features

The natural topography for the existing vacant property begins at the highest point of elevation (507'), at the southern property boundary, near the edge of the TVA power lines, and steadily slopes to the lowest point (446') at the northwest corner near Nashville Pike. An unnamed stream runs parallel to Douglas Bend Road, south of Foxland Boulevard, on the east side of the site. Based on FEMA FIRM Map 47165V0407G and 47165C0409G a small portion of the site is located within a flood hazard area, but no construction will occur within the flood plain.

Adjacent or Area Uses

To the north, across Nashville Pike, is Old Hickory Lake (Station Camp Creek). To the north of Phase 12 (Foxland Boulevard) is Foxland Crossing Apartments. To the south is a vacant 33.27 (+/-) acre parcel. To the east Phase 15 is Foxland Crossing apartments and to the east of Phase 12 is the Foxland Harbor Golf and Country Club. To the west is Young's Nursery and Greenhouses. The project site is surrounded by Multiple Residential and Office (MRO) zoning to the south and west and Mixed Use (MU) zoning to the east, while Old Hickory Lake is zoned Residential 20.

Architectural Designs

The applicant submitted detailed renderings of the proposed townhome units. This consists of photographs of the units that have been constructed in similar developments in Gallatin and Sumner County. Copies of the photographs have been included as Attachment 13-3. The townhomes will be constructed in groups of two (2), three (3), and four (4) units and will feature a mixture of brick, stone, and Hardie Board siding, with architectural dimensional shingles for the roofs.

Different facades will be constructed in alternating patterns to add visual interest to the buildings. The multifamily units are shown to be either front loading garages or alley-loaded.

Commercial Lots

Since an end user has not been determined for the commercial lots, the applicant did not provide specific architectural elevations for these lots, but did provide three (3) photographs of commercial and/or office buildings that are representative of the building architecture proposed for these lots. (Attachment 2-4).

All three (3) sample buildings are 100 percent masonry (both brick and stone) and symmetrical in design. Two (2) of the buildings are shown as single tenant buildings and one (1) is shown as a multi-tenant building. This PMDP does not designate between single or multi-tenant building type.

Planning Commission should consider the conceptual architecture as shown in the three (3) representative photographs as an acceptable design for the PMDP. The final architectural elevations will be submitted and reviewed as part of a Final Master Development Plan.

Lot Types

The Amended Preliminary Master Development Plan indicates three (3) different lot types. The lot types and total number of each lot type is provided in the table below.

Area	Series-Description	No. Units/Area
A	Villa – 36' Wide Townhome	46
B	Cottage Grove – 28' Wide Townhome	140
C	Waterford – 24' Wide Townhome	36

The Villa lot is 41 foot wide and 100 feet deep with a 20 front yard, 5 foot side yards, and 15 foot rear yards. The Cottage Grove lots are either 28 feet or 33 feet wide and 100 feet deep with the same yard lines as the Villa lots. The Waterford lots are either 24 feet or 29 feet wide and 100 feet deep and also have the same yard lines as the other two (2) lot types.

Rights-of-Way/Streets/Roads

The Foxland Crossing Amended Preliminary Master Development Plan is proposing 13 rights-of-way that will be located throughout the entire development. There are two (2) roadway cross-sections; one a 50 foot wide right-of-way with 22 feet of pavement width, a five (5) foot wide grass strip and five (5) foot wide sidewalks on both sides of the road and the other section is a 30 foot wide right-of-way with 18 feet of pavement width with a one (1) foot wide ribbon curb, and five (5) foot wide sidewalks on both sides of the road.

The two (2) 50 foot right-of-ways create an extension of Foxland Boulevard and a new street Road 'G'. Foxland Boulevard will be extended approximately 1,400 linear feet beginning at the existing traffic circle for the Foxland Crossing Apartments and stub out to the adjacent property (Tax Map 147 Parcel 2.01). Road 'G' will extend approximately 1,200 linear feet from Nashville Pike to just south of the proposed Foxland Boulevard extension. Road "G" will replace the previously approved Mahogany Boulevard, but is shifted west, out from under the existing TVA power lines. The Foxland Boulevard extension and Road 'G' are included in the Major Thoroughfare Plan as project number 26 (Page 4-19 of Gallatin on the Move 2020 General Development Plan). (Attachment 2-5)

The current alignment of Road 'G' does not match the proposed alignment found in the Major Thoroughfare Plan. The Engineering Division is requesting that Road 'A' utilize the 50 foot wide right-of-way and be public along with Road 'G' being realigned to allow more direct and concise traffic flow from Nashville Pike, through the development southward to intersection with Foxland Boulevard, to minimize the distance between Road 'G' and Road 'A'.

The remaining eleven (11) public roadways are proposed with 30 foot wide right-of-ways. These roadways connect to the proposed Foxland Boulevard extension and Road 'G' and will provide access to the 222 proposed townhomes. The 30 foot wide right-of-way does not meet current subdivision regulations, so the Engineering Division is not recommending acceptance of these roads. Engineering recommends the developer maintain all 30 foot wide right-of-ways as private streets. The applicant shall update the plans and the cross section detail on Sheet C2.0 to note these roads will be private.

Road 'J' is proposed to connect to Road 'G' just south of the two (2) proposed commercial out parcels along Nashville Pike. Road 'J' is significant because it provides a second access point for the existing Foxland Crossing Apartments. A second access point was a condition of approval for the apartments. All roads should extend to the boundaries of the site to provide for interconnectivity to future development. Road 'J' could be combined with the 20 foot wide access easement along the southside of the commercial lots.

Parking

The applicant has shown a total of 50 guest parking spaces, which is an increase of 38 spaces from the previous version of the plan presented on June 22nd. The guest parking areas are located along Road 'D', Road 'C', and Road 'J'. These parking spaces are proposed as perpendicular spaces to the roadway, which is prohibited on public streets. If these three streets ('D', 'C', and 'J') are private streets, the parking space design is not prohibited, but the Engineering Division does not recommend the design. Parallel parking spaces are acceptable on public or private streets.

Stormwater Detention

There are two (2) areas being proposed for stormwater detention, one is located south of the Foxland Boulevard extension just east of the TVA easement and the second stormwater one is located within Open Space Tract 'E', which is west of Road 'K' and east of Road 'G'. The 38 lots that are proposed south of Foxland Crossing Apartments will tie into the existing stormwater system of Foxland Crossing Apartments located within the right-of-way of Foxland Boulevard and the remaining 184 townhome units, which are all located west of the TVA power line easement, will drain to a conveyance at the northwest corner of the site.

Open Space and Greenway

The Mixed Use (MU) zoning district does not require a minimum percentage of open space; however, the applicant has designed the site to provide at least seven (7) open space tracts ('A' through 'F') and an unlabeled open space tract. The open space tracts are distributed throughout the development and totals of 16.85 (+/-) acres. This equates to 30.2 percent open space for the development as a whole or 44.2 percent open space for just the residential development, which is where all the open space tracts are located. All open space area will be owned and maintained by the Home Owners Association.

The Gallatin on the Move 2020 General Development Plan Exhibit 4-12 (Attachment 2-6) shows a conceptual location for a greenway through the proposed Foxland Crossing development. The applicant shall show a greenway connection from Nashville Pike to the property located south of Phase 12.

Bufferyards/Landscaping

The Mixed Use (MU) zoning adjacent to MRO and MU requires a Type 15 Bufferyard on all exterior property boundaries. The applicants have labeled the required Type 15 Bufferyard along all exterior property boundaries of the project site. The internal property boundaries of the site are adjacent to MU zoned property, which requires a Type 10 Bufferyard. The applicant should label the required Type 10 Bufferyards along Foxland Boulevard. The presence of a 200 foot T.V.A. easement restricts the applicant's ability to install the required landscape material along the property boundary with Foxland Crossing Apartments, so the applicant should indicate a Type 10 alternative bufferyard, with no large canopy trees, and permit accent trees. The plan shows shown other internal tree plantings along the Foxland Boulevard extension and within other Open Space Tracts.

Staff recommends the Planning Commission approve the bufferyard and landscape plan. The final landscape plan will be submitted with each the Final Master Development Plan.

Photometric Plan

No photometric plan has been provided with this Amended PMDP, but the plan notes that a photometric plan meeting the standards of the Gallatin Zoning Ordinance will be submitted with the Final Master Development Plan.

Staff received a phone call from the owner of the plant nursery directly adjacent to the western property boundary of this project. The primary concern is the amount and intensity of light that will be admitted directly adjacent to the existing greenhouses. The photometric plan shall be completed to ensure no negative impacts occur to the adjacent plant nursery business.

Planning Department Comments

The Planning Department reviewed and commented on the Amended Preliminary Master Development Plan. The applicant satisfactorily addressed most of the Planning Department comments, except those listed as conditions of approval.

Engineering Division Comments

The Engineering Division reviewed and commented on the Amended Preliminary Master Development Plan. The applicant satisfactorily addressed most of the Engineering Division comments, except those listed as conditions of approval.

FINDINGS:

1. The proposed Major Amendment to the Foxland Crossing at Farivue Preliminary Master Development Plan is consistent with the Gallatin on the Move 2020 Plan and the Regional Activity Center Character Area designation of the property.
2. The owner/applicant submitted a completed application with required attachments to the City requesting the Amended Preliminary Master Development Plan approval as required by Sections 12.02.010 B. and 15.07.030 of the Gallatin Zoning Ordinance and the submittal complies with the twelve (12) standards required of a preliminary master development plan.
3. The Amended Preliminary Master Development Plan is consistent with the purpose and intent of the Mixed Use (MU) zoning district and complies with the use, restrictions, minimum bulk and height regulations, minimum lot dimensions, yard lines, and minimum building setback line requirements established in said zoning district, except where exceptions have been requested for lot size, minimum lot dimensions, and yard lines. The proposed alternative bufferyard plan meets the requirements in Section 13.04.100.C of the Gallatin Zoning Ordinance.
4. The property has adequate public utilities, infrastructure and private or municipal services necessary to serve the existing and proposed development and population permitted by the requested amendment to the preliminary master development plan or such necessary services and facilities will be provided upon development of the property.

5. The Gallatin Regional-Municipal Planning Commission held a public meeting and reviewed and recommended to the City Council action on the proposed request.
6. The proposed amendment to the preliminary master development plan will be compatible with surrounding environment and will protect the public health, safety and welfare and will not be injurious to other property or improvements in the area in which the property is located.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2015-87, amending the Preliminary Master Development Plan for Foxland, Phases 12, 14-16, for consisting of a four (4) sheet plan prepared by Dewey and Estes Engineering of Nashville, TN with Job No. 15015, dated 5-27-14 with final revision date of 7-7-15, with the following conditions of approval:

1. Label the required Type 10 Bufferyards adjacent to Foxland Boulevard.
2. Indicate a Type 10 alternative bufferyard along the property boundary underneath the TVA powerlines, which includes no large canopy trees, only shorter flowering trees.
3. Provide, in a table, curve data that matches the legal description.
4. Provide all yard lines, setbacks, and easements for the commercial outparcels.
5. Clarify if Road 'G' between the two (2) commercial outparcels will be public or private.
6. Clearly indicate phase lines.
7. Reserve the 30-ft right-of-way cross sections and street sections as private streets and indicate this on the plans.
8. Remove the perpendicular on-street parking if street remain public streets (Parallel spaces may be permitted on public streets). Perpendicular spaces are not recommended for private streets.
9. Provide a minimum 50-ft wide public right-of-way cross-section for "Road A".
10. Realign "Road G" to allow more direct and concise traffic flow from Nashville Pike, through the proposed development southward to Foxland Boulevard. The intersection of "Road G" and "Road A" shall have as minimal spacing as possible.
11. Indicate a greenway extension through the property consistent with Exhibit 4-12 of the Gallatin on the Move 2020 Plan and a
12. Provide a stormwater runoff analysis/calculations/report(s) for the proposed development must be submitted in conjunction with the FMDP and a stormwater maintenance agreement will be required for this development. A recorded copy must be submitted prior to the recording of a final plat.
13. Submit three (3) folded and corrected copies of the Amended Preliminary Master Development Plan after approval by City Council.

(The plans shall be amended to comply with the conditions of approval prior to the submission of a Final Master Development Plan)

ATTACHMENTS

- | | |
|-----------------------|---|
| Attachment 2-1 | Location Map of Foxland Crossing Phases 12, 14-16 |
| Attachment 2-2 | Current PMDP for Foxland Phases 11-16 (9872-11) |
| Attachment 2-3 | Amended PMDP for Foxland Crossing Phases 12, 14-16 |
| Attachment 2-4 | Conceptual Architectural Elevations |
| Attachment 2-5 | Gallatin on the Move Plan (Major Thoroughfare Plan) Pg. 4-19 |
| Attachment 2-6 | Gallatin on the Move Plan (Greenway Exhibit 4-12) |

I:\ACTIVITIES & PROJECT TYPES\Rezoning with PMDP-FMDP\Foxland Crossing - Phase 12, 14-16 - PMDP (3-705-15)\Item 13
Foxland Crossing – Phases 12-14-16 – PMDP – (PC File# 3-705-15) KC - SUPPLEMENTAL

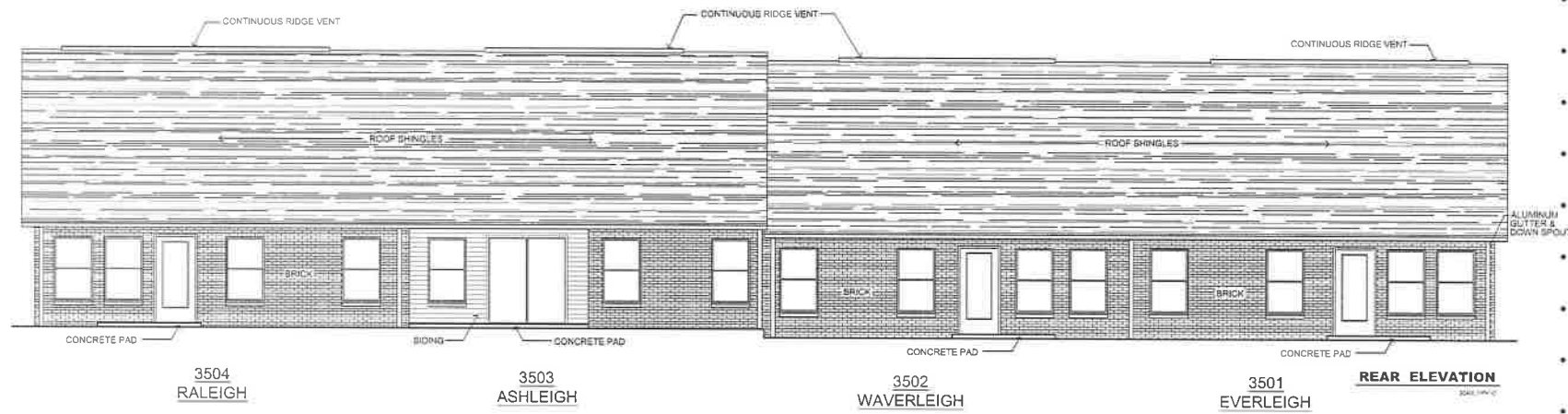
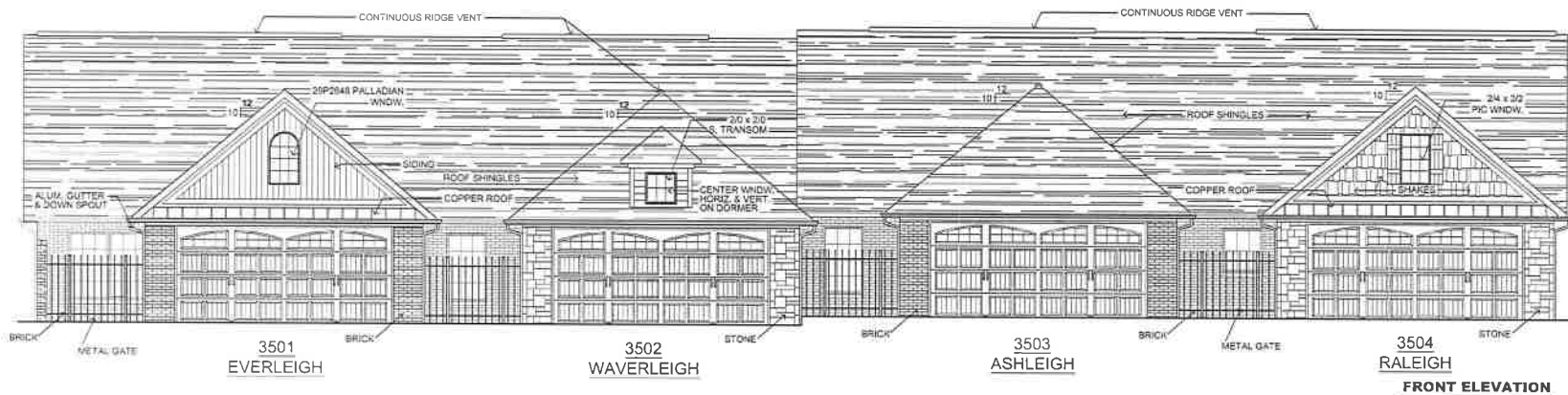


Location Map

Foxland Crossing - Phases 12, 14-16
Amended Preliminary Master Development Plan
PC File# 3-705-15

Prepared By: Kevin Chastine, AICP
Prepared On: June 16, 2015





9

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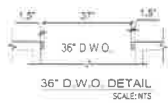
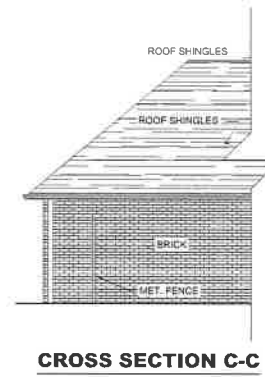
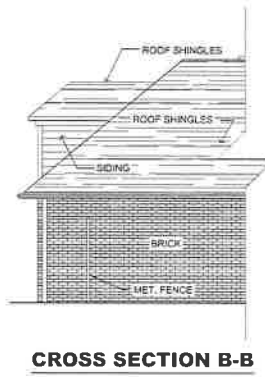
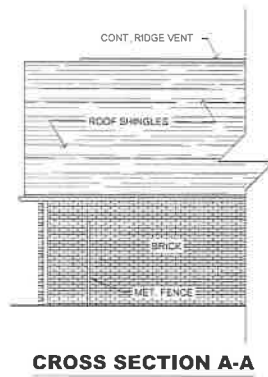
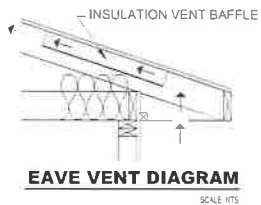
No. Revision/Issue Date

ATTACHMENT 2-4

Project Number:
Drawn by: DP
Checked by: DP
Issue: 04/24/2015
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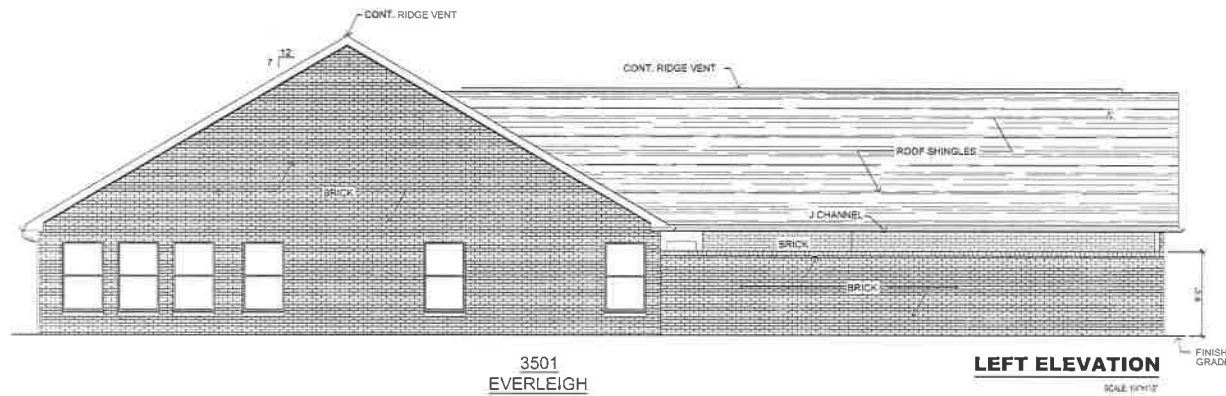
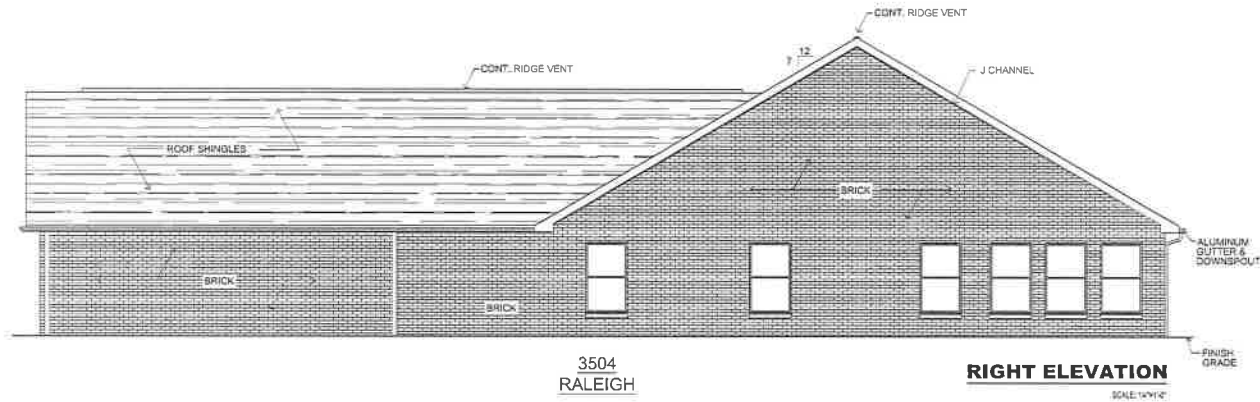
Sheet Title & Number:
Front & Rear Elevations

A4.1



WINDOW & DOOR ROUGH OPENINGS

3/0 x 3/0 SH	*	36 1/2" x 36 1/2"
3/0 x 5/2 SH	*	36 1/2" x 62 1/2"
3/0 x 5/2 SH TWIN	*	72 1/2" x 62 1/2"
2/0 x 2/0 S TRANSOM	*	24 1/2" x 24 1/2"
2/4 x 3/2 PIC	*	28 1/2" x 38 1/2"
29P2846 PALLADIAN	*	28 1/2" x 48 1/2"
1468 DOOR	*	18" x 83"
2068 DOOR	*	20" x 83"
2468 DOOR	*	30" x 83"
2868 DOOR	*	34" x 83"
3068 DOOR	*	38" x 83"
3068 EXT. DOOR	*	38 1/2" x 81 3/4"
4068 BS	*	50" x 83"
5068 BS	*	62" x 83"
6068 SLIDING	*	72 1/2" x 80 1/4"
36" DWO	*	37" x 83"
72" DWO	*	74" x 83"
86" DWO	*	86" x 83"
OPT. ATTIC PULLDOWN	*	30 1/2" x 60 1/2"
16070 OVERHEAD	*	CONTRACTOR SHALL VERIFY



9

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Bldg. #3500
Gallatin, TN 37066



No. Revision/Issue Date

Project Number:
Drawn by: DP
Checked by: DP
Issue: 04/24/2015
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Sheet Title & Number
Side Elevations

A4.2

ARCHITECT 2-4



ATTACHMENT 2-4



ATTACHMENT 2-4



ATTACHMENT 2-4



ATTACHMENT 2-4



ATTACHMENT 2-4



23. **Blythe Avenue** – Widen to three lanes with curb and gutter between Red River Road (SR-25) and Hatten Track Road. Widening the road to 3 lanes will help improve the traffic flow. Blythe Avenue is currently three lanes in an approximate 1000 foot section between West Eastland Avenue and Gray Street. Blythe Avenue is currently wide enough for three lanes between Gray Street and Pace Street; however, this extra pavement width is currently being used for residential on-street parking. This improvement would most likely be publicly funded. However, private sector funding may be appropriate/required if development pressures force the need for roadway improvements before public sector funding can be secured. From an aesthetic and access management standpoint it would be preferable to configure the roadway with a raised median and turn lanes at appropriate locations as opposed to a continuous center turn lane.
24. **Cages Bend Road** – Upgrade road, retaining existing cross section, between US-31E and the southern Urban Growth Boundary. Add turn lanes at appropriate locations. This project would need to be closely coordinated with and possibly approved by Sumner County and/or the City of Hendersonville. This improvement would most likely be either privately funded or publicly funded by Sumner County or the City of Hendersonville.
25. **Douglas Bend Road** – Upgrade road, retaining existing cross section, between US-31E and the southern Urban Growth Boundary. Add turn lanes at appropriate locations. This project would need to be closely coordinated with and possibly approved by Sumner County and/or the City of Hendersonville. This improvement would most likely be either privately funded or publicly funded by Sumner County or the City of Hendersonville.
26. **Cages Bend and Douglas Bend Area Collector System** – Upgrade the existing roadways and expand the collector system to enhance local circulation and create roadway connectivity to serve the future residential development. This network will be privately funded by the future developer(s). This development area is near the Gallatin/Hendersonville boundary so coordination with Sumner County and the City of Hendersonville will be critical. A concept for this collector system is shown Figure 4-5.

Prepared By:
Checked By:

Legend



Trail Head

2008 MTP Bike/Ped Projects

Type

— Greenway Multi-Use Paths

..... Greenway Spur

..... Branch Greenways

— Bike Lanes

— Bike Routes

— Bike Lanes & Sidewalks

— 10' Sidewalk

— Sidewalks & Ped Crossings

..... Future Connection

— Streetscape

— Streets

— Rail Lines

□ Planning Region

□ Urban Growth Boundary

□ City Limits

■ Lakes



Map Document: C:\Gallatin\2008 MTP_CBB_Updated.mxd
7/1/2008

Prepared by:



MACTEC &



Crawford Burke Brantner
Traffic and Transportation Engineers

Amended Preliminary Master Development Plan
for
Foxland Crossing at Fairvue
Phases 12, 14-16

Being Parcel 27.01 & 27.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

Revisions:

Drawing Notes:

Date: July 7, 2015

Foxland Crossing
Phases 11-16
Amended PMDP
Being Parcel 27.01 & 27.03 on Tax Map 136
Gallatin, Sumner County, Tennessee



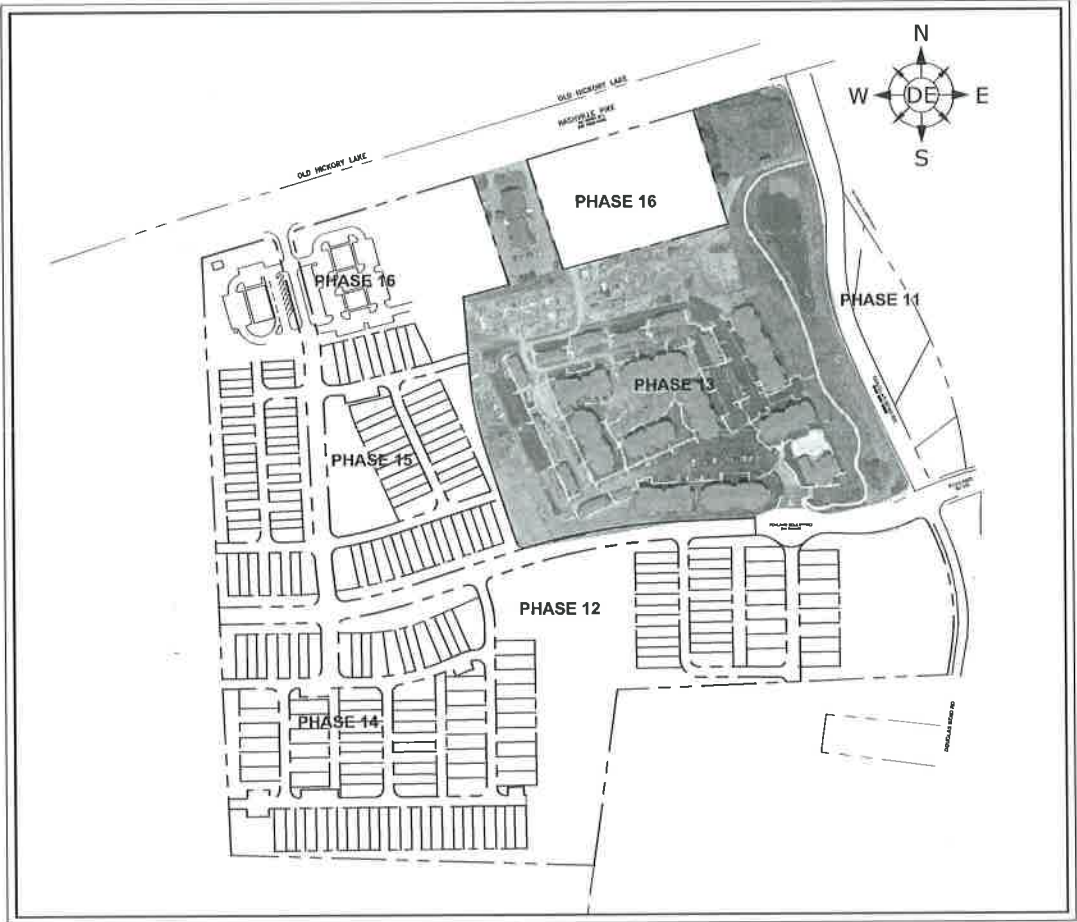
Cover Sheet

Job No. 15015

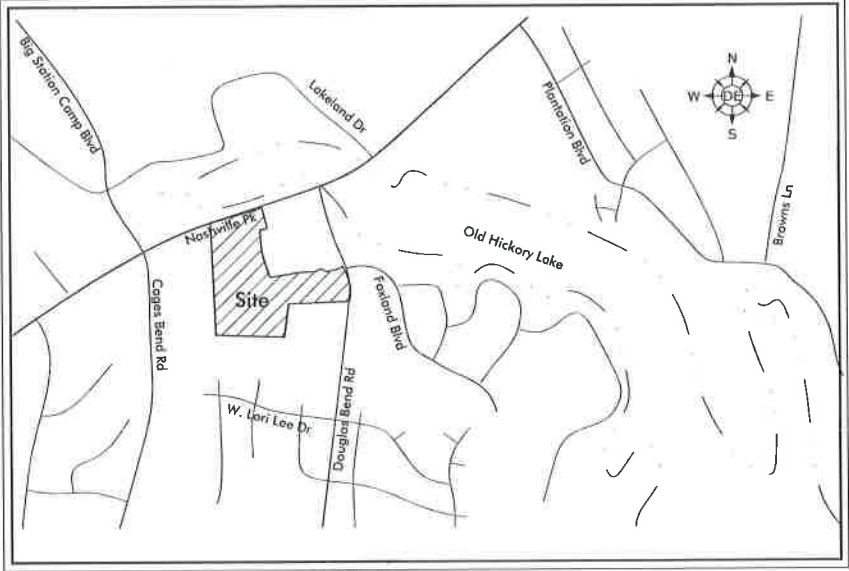
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1 of 4

3-705-15



Overall Site Map
Scale 1"=250'



Vicinity Map
NTS

Project Notes

1. The purpose of this submittal is to amend the previously approved Preliminary Master Development Plan for Foxland Phases 12, 14-16, a mixed-use development consisting of 222 Residential Dwellings and 3 Commercial Outparcels.
2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of the City of Gallatin Department of Public Works.
3. A portion of this property is located within a Zone 'A' Flood Hazard Area, as indicated on FEMA Map Number 47165C0407G and 47165C0409G, dated April 17, 2012. All past elevations shall be filled, if necessary, at least 1-foot above the base flood elevation. Floodplain Development Permits and Elevation Certificates are required for construction in the 100 Year Floodplain.
4. All public streets, curbs, and sidewalks are to be constructed in conformance with the City of Gallatin Engineering Division design standards.
5. Wheelchair accessible curbs, ramps, complying with applicable Engineering Division standards, shall be constructed at all street crossings.
6. Individual water and/or sanitary sewer service lines are required for each lot.
7. Stormwater Quality and Quantity requirements shall be addressed upon FMDP stage of development per the current Stormwater Ordinance/Regulations at that time.
8. All areas designated as Open Space will be owned and maintained by the Homeowners' Association.
9. All Construction and Use of the Proposed Facility to Meet the Applicable Performance Standards as Set Forth in the City of Gallatin Zoning Ordinance, Section 15.02.
10. The owner/developer of this property is responsible for all financial matters.
11. A Site Surety for Landscaping shall be submitted prior to the issuance of any building permits.
12. Trash Removal for this property shall be handled by individual roll-away city totes.
13. Estimated Completion for this project is 4-6 years.
14. All Dual Road Frontage Lots Shall be Accessed from the Minor Street.
15. All Street Intersections Shall Comply with Subdivision Regulations for Vertical and Horizontal Alignment.
16. A Photometric Plan Meeting Zoning Ordinance Standards will be Provided with the FMDP(s).
17. HVAC Units will be Screened with Landscape Material.
18. Commercial Uses will meet use Specific Parking Standards with FMDP(s).

Project Summary

Site Data

Councilmatic District #4
Council Person Craig Hayes

Property Location/Address:
Located at the Intersection of Douglas Bend Rd and Foxland Blvd off Nashville Pike Gallatin, TN 37066

Property Owner: Wilson Bank & Trust
Contact: Gary Whitaker
Address: 623 West Main Street
Lebanon, TN 37087
Phone: (615) 444-2265

Applicant: Wilson Bank & Trust
Contact: Gary Whitaker
Address: 623 West Main Street
Lebanon, TN 37087
Phone: (615) 444-2265

Developer: Green Trails, LLC
Contact: Rick Deckbar
Address: 2925 Berry Hill Drive, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer: Dewey-Estes Engineering
Contact: Michael Dewey, P.E.
Address: 2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 979-9071

Flood Note:
No portion of this property is located within a Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G & 47165C0409G, dated April 17, 2012.

Site Information

Tax Map 136, Parcels 27.01, 27.03

Zoning - Mixed Use (MU)
Total Site Area - 55.68 Acres

Current Use: Vacant
Proposed Use: Residential (Single Family & Multi-Family Dwelling) & Commercial (3 outparcels along Nashville Pike)
Plan Preparation Date: June 11, 2015

Commercial Area - 9.83 Acres
Residential Area - 38.04 Acres

Site Breakdown:
Total Lots - 222
Phase 12 - 68 Lots
Phase 14 - 64 Lots
Phase 15 - 90 Lots

Lot Breakdown:
36' Wide Lots - 46
28' Wide Lots - 140
24' Wide Lots - 36

Open Space Area - 16.85 Acres
ROW Area - 7.81 Acres

Parking Required:
444 Total Parking Stalls (2 Stalls/Unit)

Parking Provided:
444 Garage Stalls (2-Car Garage/Unit)
12 Guest Parking Stalls
456 Total Parking Stalls
*Note: Driveways Shall be 16' Wide x 20' Deep (Typ)
Maximum Height: 2 Stories

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Layout Plan
3	C2.0	Overall Utilities Plan
4	C3.0	Conceptual Landscape Plan

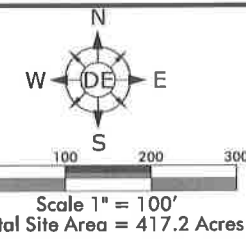
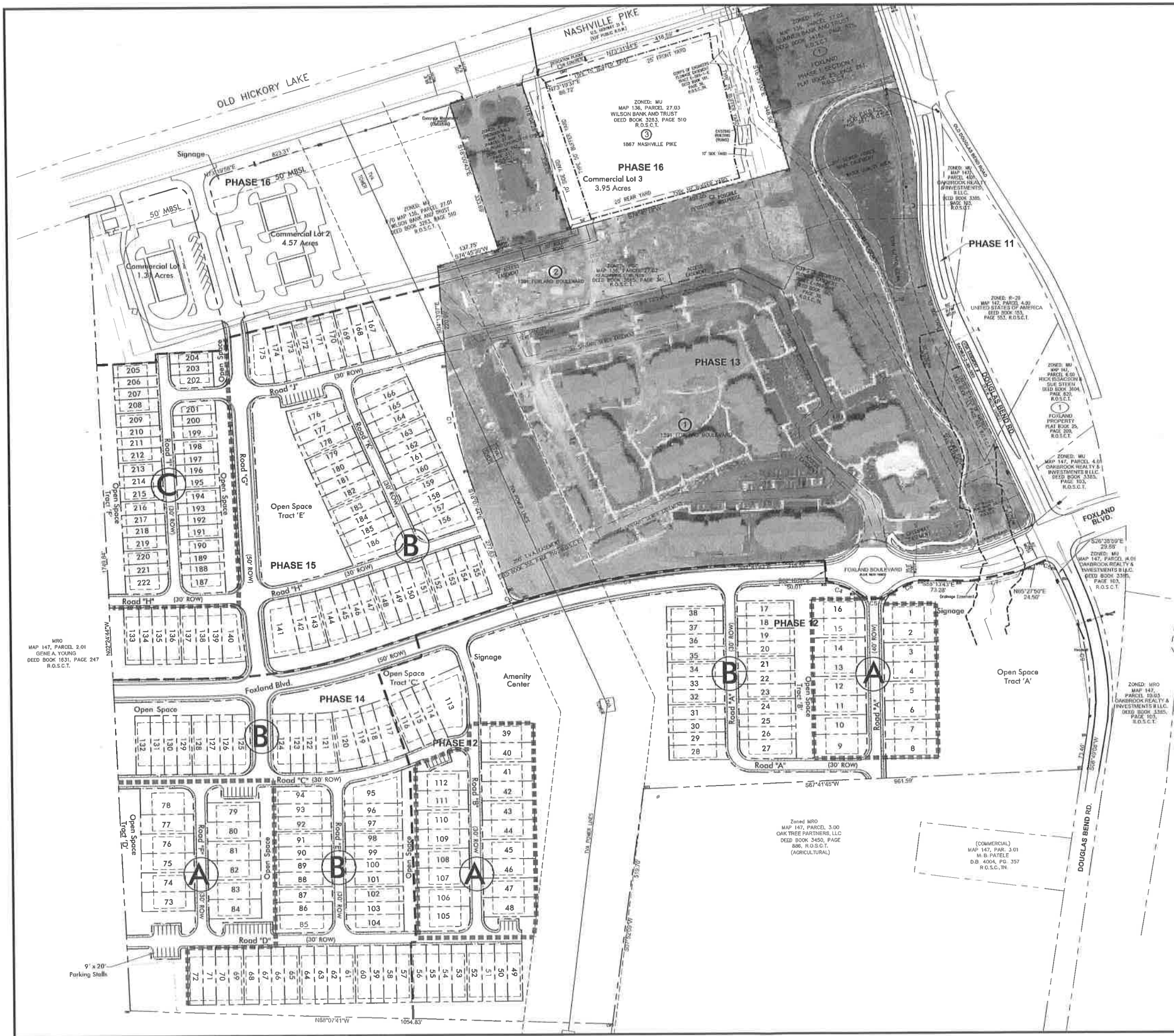
Development Schedule

Phase 11	Completed
Phase 12	May 2016 - May 2017
Phase 13	Completed
Phase 14	May 2017 - May 2018
Phase 15	May 2018 - May 2019
Phase 16	May 2019 - May 2020



ITEM 2





Scale 1" = 100'
Total Site Area = 417.2 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbor
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

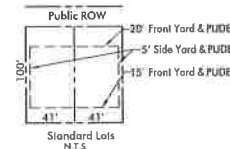
Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
No Portion of this property is located within a Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G & 4715C0409G, dated April 17, 2012.

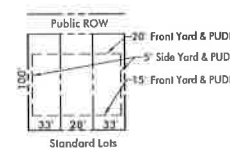
Note: Phases 12, 14, 15, & 16 Have Been Revised From the Previously Approved PMDP.

Site Breakdown

Area	Series - Description	No. Units/Area
A	Villa - 36' Wide Townhome	46
B	Cottage Grove - 28' Wide Townhome	140
C	Waterford - 24' Wide Townhome	36



Typical Lot Layout 'A'
Villa - (36' Wide Townhomes)



Typical Lot Layout 'B'
Cottage Grove - (28' Wide Townhomes)



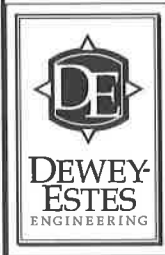
Typical Lot Layout 'C'
Waterford - (24' Wide Townhomes)

Revisions:

Drawing Notes:

Date: July 7, 2015

Foxland Crossing
Phases 11-16
Amended PMDP
Being Parcel 27.01 & 27.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

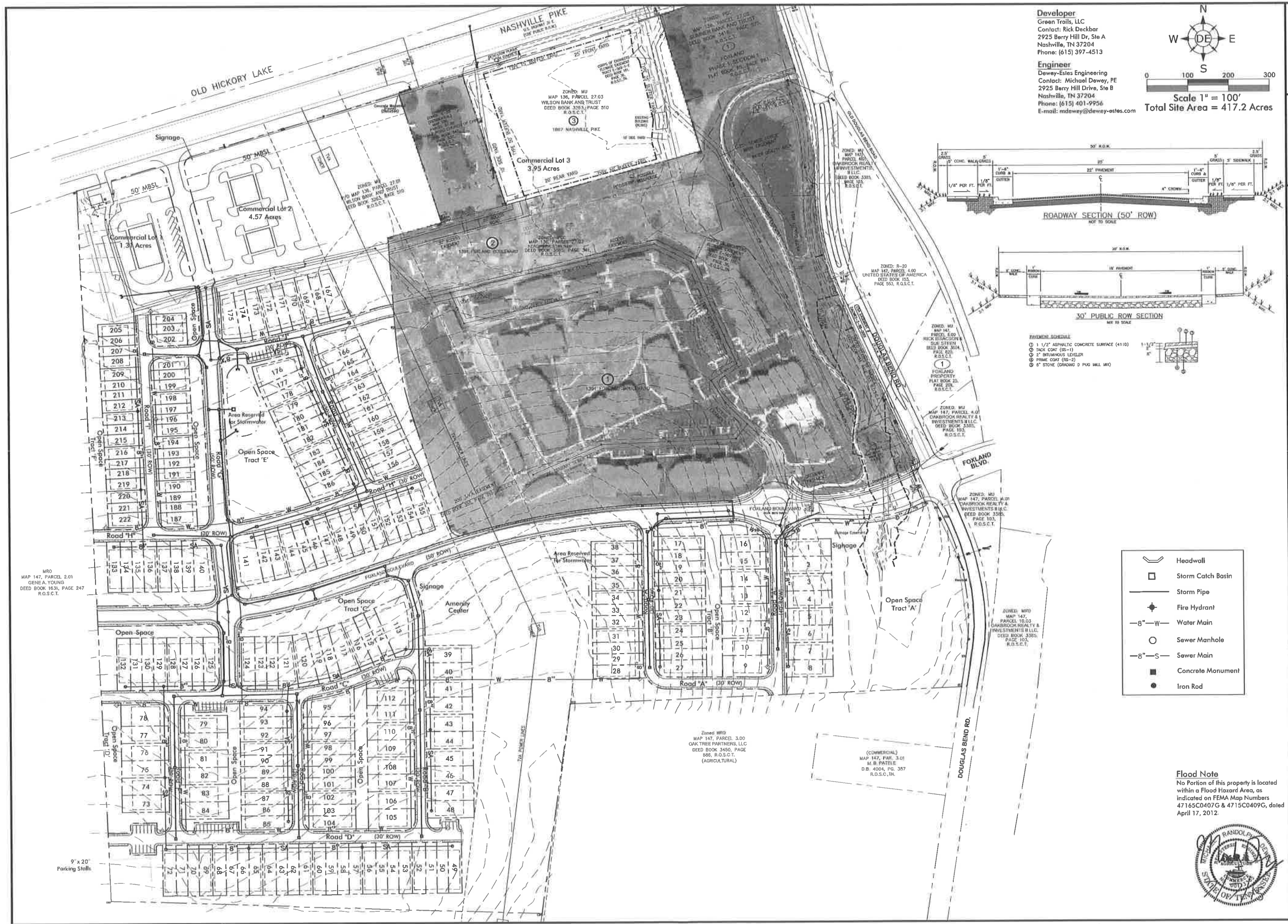


Overall
Layout Plan

Job No. 15015

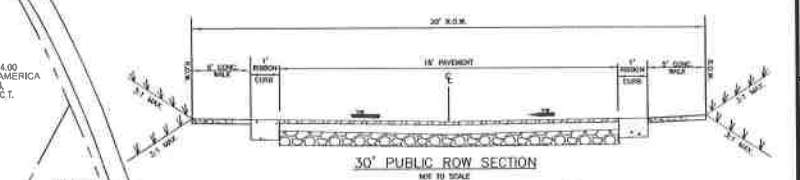
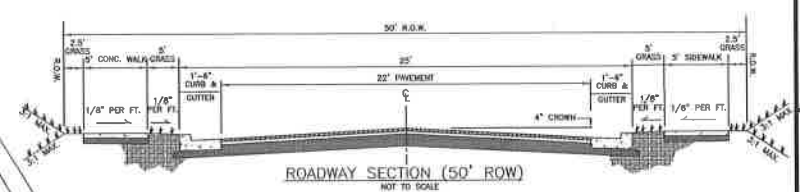
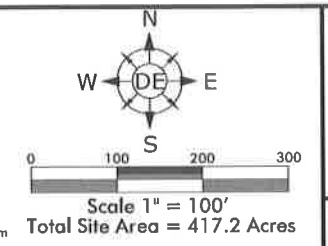
C1.0

2 of 4



Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com



- PAVEMENT SCHEDULE**
- ① 1 1/2" ASPHALTIC CONCRETE SURFACE (4110)
 - ② TACK COAT (58-1)
 - ③ 2" BITUMINOUS LEVELER
 - ④ PRIME COAT (58-2)
 - ⑤ 6" STONE (GRADING D PUG MILL MIX)

- Headwall
- Storm Catch Basin
- Storm Pipe
- Fire Hydrant
- 8" W Water Main
- 8" S Sewer Main
- Concrete Monument
- Iron Rod

Flood Note
No Portion of this property is located within a Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G & 4715C0409G, dated April 17, 2012.



Revisions:

Drawing Notes:

Date: July 7, 2015

Foxland Crossing

Phases 11-16
Amended PMDP
Being Parcel 27.01 & 27.03 on Tax Map 136
Gallatin, Sumner County, Tennessee

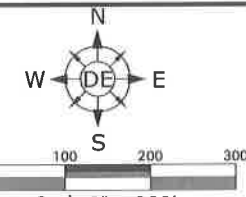
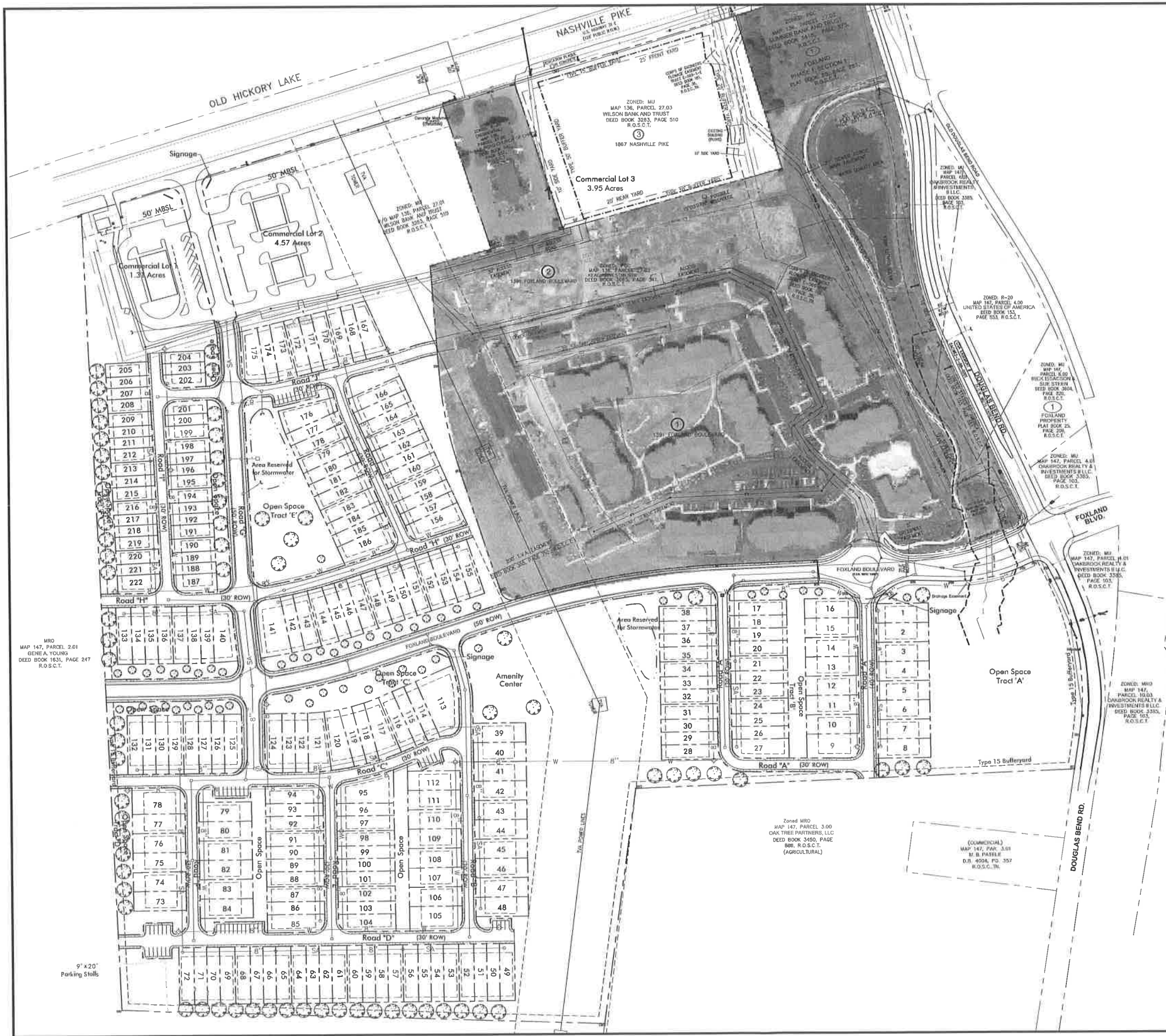
DEWEY-ESTES
ENGINEERING

Overall
Utility Plan

Job No. 15015

C2.0

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Scale 1" = 100'
Total Site Area = 417.2 Acres

Developer
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Dr, Ste A
Nashville, TN 37204
Phone: (615) 397-4513

Engineer
Dewey-Estes Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive, Ste B
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-estes.com

Flood Note
No Portion of this property is located within a Flood Hazard Area, as indicated on FEMA Map Numbers 47165C0407G & 4715C0409G, dated April 17, 2012.

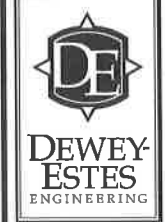
Revisions:

Drawing Notes:

Date: July 7, 2015

Foxland Crossing

Phases 11-16
Amended PMDP
Being Parcel 27.01 & 27.03 on Tax Map 136
Gallatin, Sumner County, Tennessee



Conceptual
Landscape
Plan

Job No. 15015

C3.0

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